

*Initial Study* PROJ-2024-00004

*Vernaci Properties*

APNs 0230-101-012, 0230-101-013, 0230-101-014, 0230-101-034

*April 2026*

# Appendix C: Cultural Report

# **CULTURAL RESOURCES ASSESSMENT**

**Whittram Avenue Project**

**Fontana, San Bernardino County, California**

Prepared for:

Jakki Tonkovich  
Vista Community Planners  
1278 Glenneyre Street, Suite 110,  
Laguna Beach, California, 92651

Prepared by:

David Brunzell, M.A., RPA  
Contributions by Nicholas Shepetuk, B.A.  
BCR Consulting LLC  
505 West 8<sup>th</sup> Street,  
Claremont, California 91711

Project No. RMB2301

## **Data Base Information:**

*Type of Study:* Cultural Resources Assessment/Inventory/Evaluation

*Resources Recorded:* Historic Period Residences

*Keywords:* Fontana, Single Family Residence

*USGS Quadrangle:* 7.5-minute *Guasti, California* (1981), and *Fontana, California* (1980)



**BCRCONSULTING LLC**

October 20, 2023

## MANAGEMENT SUMMARY

BCR Consulting LLC (BCR Consulting) is under contract to Vista Community Planners to conduct a Cultural Resources Assessment of the Whittram Avenue Project (the project) located in the City of Fontana (City), San Bernardino County, California. Tasks completed for the scope of work include a cultural resources records search, an intensive pedestrian cultural resources survey, completion of this technical report, and a Sacred Lands File search with the Native American Heritage Commission. Please note that this effort is intended to supplement *A Phase I Cultural Resources Investigation of the Proposed B&D Construction New Offices, Shop and Maintenance Facility on Whittram Avenue, Fontana, San Bernardino Co., California*. The current project includes results for an updated project description and added parcel to the west of the original study. The records search revealed that 12 cultural resource studies have taken place resulting in the recording of two cultural resources within the research radius. Two studies (SB-1501 and SB-3591) have been conducted which overlap with the project site. No cultural resources have been recorded within the project site boundaries.

During the field survey, BCR Consulting personnel identified four historic-period buildings within the project site boundaries at 8721 Calabash Avenue (one building) and 13932 Whittram Avenue (three buildings). The buildings do not meet any of the criteria necessary for listing on the California Register of Historical Resources (California Register). Therefore, the project site and its constituent historic-age buildings are not recommended eligible for the California Register. As such they are not recommended “historical resources” under the California Environmental Quality Act (CEQA). They do not warrant further consideration. No other cultural resources (including other architectural historical resources, prehistoric archaeological resources, or historic archaeological resources) were identified. Furthermore, excavations for various buildings and other uses have disturbed soils throughout the property beyond depths at which buried resources are likely. Finally, findings were negative during the Sacred Lands File search with the Native American Heritage Commission (NAHC). Due to a lack of historical resources located within the project site combined with low sensitivity for buried resources, BCR Consulting recommends that no additional cultural resources work or monitoring is necessary for any proposed project activities. No cultural resource mitigations are recommended. If previously undocumented cultural resources are identified during earthmoving activities, a qualified archaeologist should be contacted to assess the nature and significance of the find, diverting construction excavation if necessary.

Findings were negative during the Sacred Lands File search with the NAHC. The results of the Sacred Lands File search are provided in Appendix C. The State Legislature added requirements regarding tribal cultural resources for CEQA in Assembly Bill 52 (AB 52) that took effect July 1, 2015. AB 52 requires consultation with California Native American tribes and consideration of tribal cultural resources in the CEQA process. By including tribal cultural resources early in the CEQA process, the legislature intended to ensure that local and Tribal governments, public agencies, and project proponents would have information available, early in the project planning process, to identify and address potential adverse impacts to tribal cultural resources. By taking this proactive approach, the legislature also intended to reduce the potential for delay and conflicts in the environmental review process. To help determine whether a project may have such an effect, the Public Resources Code requires a lead agency to consult with any California Native American tribe that requests consultation and is traditionally and culturally affiliated with the geographic area of a Proposed Project. Since the City will initiate and carry out the required AB52 Native American Consultation, the results of

the consultation are not provided in this report. However, this report may be used during the consultation process, and BCR Consulting staff is available to answer questions and address concerns.

If human remains are encountered during the undertaking, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC.

## TABLE OF CONTENTS

MANAGEMENT SUMMARY .....	ii
INTRODUCTION.....	1
REGULATORY SETTING .....	1
NATURAL SETTING .....	4
CULTURAL SETTING.....	5
PREHISTORIC CONTEXT .....	5
ETHNOGRAPHY.....	5
HISTORY .....	6
PERSONNEL.....	8
METHODS.....	8
RESEARCH .....	9
FIELD SURVEY .....	9
RESULTS .....	9
RESEARCH .....	9
FIELD SURVEY .....	11
SIGNIFICANCE EVALUATIONS.....	12
SIGNIFICANCE CRITERIA .....	12
CALIFORNIA REGISTER EVALUATIONS .....	13
RECOMMENDATIONS .....	14
REFERENCES.....	15

### FIGURES

1: Project Location Map.....	2
------------------------------	---

### TABLES

A: Cultural Resources and Reports Located within Research Radius .....	10
--	----

### APPENDICES

A: DEPARTMENT OF PARK AND RECREATION 523 FORMS	
B: PHOTOGRAPHS	
C: NAHC SACRED LANDS FILE SEARCH	

## INTRODUCTION

BCR Consulting LLC (BCR Consulting) is under contract to Vista Community Planners to conduct a Cultural Resources Assessment of the proposed Whittram Avenue Project (the project) located in the City of Fontana (City), San Bernardino County, California. The project site is located in Section 10 of Township 1 South, Range 6 West, San Bernardino Baseline and Meridian, in the City of Fontana. It is depicted on the United States Geological Survey (USGS) *Guasti, California* (1981), and *Fontana, California* (1980) 7.5-minute topographic quadrangles (Figure 1). Please note that this effort is intended to supplement *A Phase I Cultural Resources Investigation of the Proposed B&D Construction New Offices, Shop and Maintenance Facility on Whittram Avenue, Fontana, San Bernardino Co., California*. The current project includes results for an updated project description and added parcel to the west of the original study.

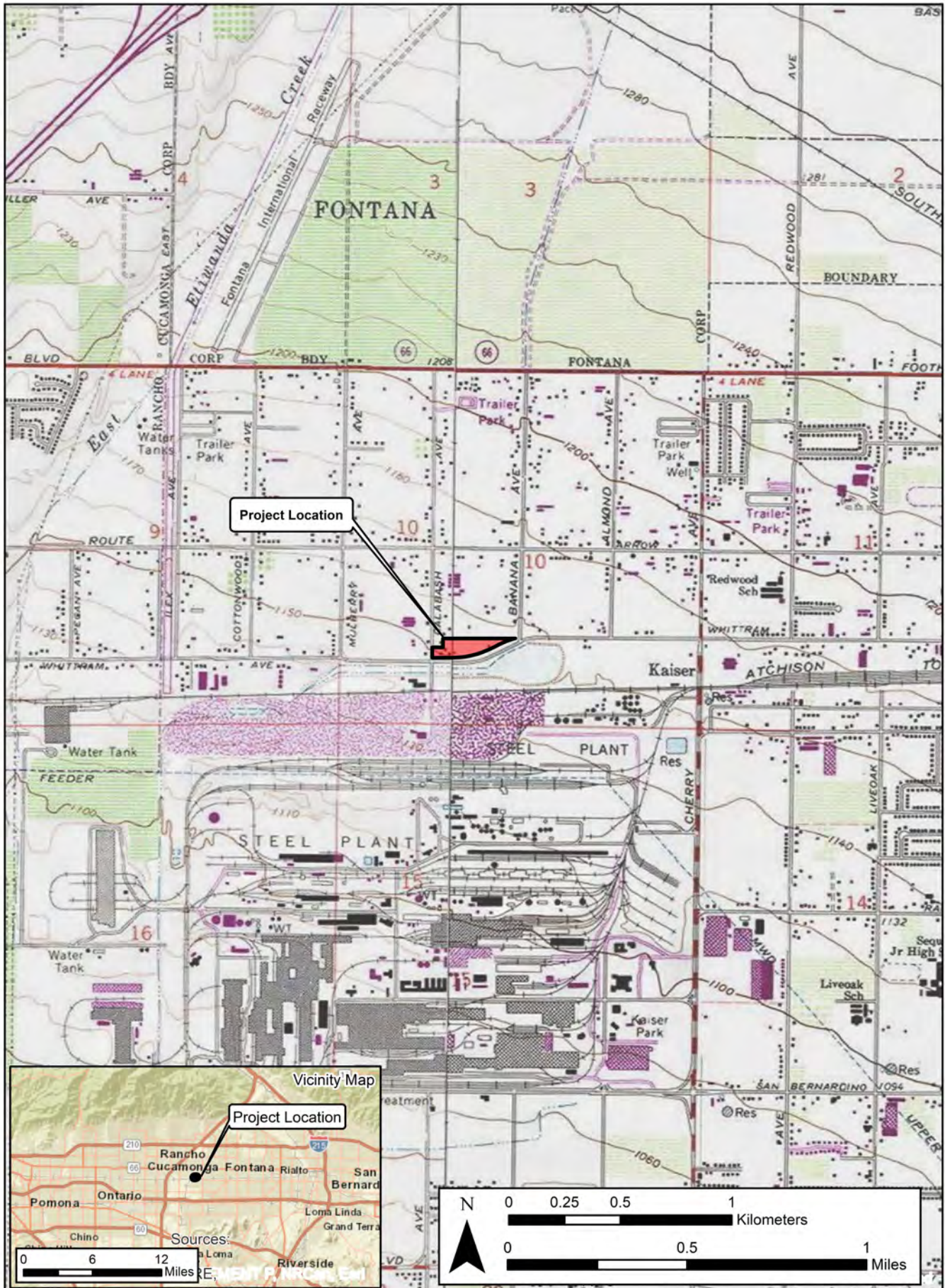
## Regulatory Setting

**The California Environmental Quality Act.** CEQA applies to all discretionary projects undertaken or subject to approval by the state's public agencies (California Code of Regulations 14(3), § 15002(i)). Under CEQA, "A project with an effect that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment" (Cal. Code Regs. tit. 14(3), § 15064.5(b)). State CEQA Guidelines section 15064.5(a) defines a "historical resource" as a resource that meets one or more of the following criteria:

- Listed in, or eligible for listing in, the California Register of Historical Resources (California Register)
- Listed in a local register of historical resources (as defined at Cal. Public Res. Code § 5020.1(k))
- Identified as significant in a historical resource survey meeting the requirements of § 5024.1(g) of the Cal. Public Res. Code
- Determined to be a historical resource by a project's lead agency (Cal. Code Regs. tit. 14(3), § 15064.5(a))

A historical resource consists of "Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California... Generally, a resource shall be considered by the lead agency to be 'historically significant' if the resource meets the criteria for listing in the California Register of Historical Resources" (Cal. Code Regs. tit. 14(3), § 15064.5(a)(3)).

The significance of a historical resource is impaired when a project demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for the California Register. If an impact on a historical or archaeological resource is significant, CEQA requires feasible measures to minimize the impact (State CEQA Guidelines § 15126.4 (a)(1)). Mitigation of significant impacts must lessen or eliminate the physical impact that the project will have on the resource.



Section 5024.1 of the Cal. Public Res. Code established the California Register. Generally, a resource is considered by the lead agency to be “historically significant” if the resource meets the criteria for listing in the California Register (Cal. Code Regs. tit. 14(3), § 15064.5(a)(3)). The eligibility criteria for the California Register are similar to those of the National Register of Historic Places (National Register), and a resource that meets one or more of the eligibility criteria of the National Register will be eligible for the California Register.

The California Register program encourages public recognition and protection of resources of architectural, historical, archaeological, and cultural significance, identifies historical resources for state and local planning purposes, determines eligibility for state historic preservation grant funding and affords certain protections under CEQA. Criteria for Designation:

1. Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.
2. Associated with the lives of persons important to local, California or national history.
3. Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values.
4. Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.

In addition to meeting one or more of the above criteria, the California Register requires that sufficient time has passed since a resource’s period of significance to “obtain a scholarly perspective on the events or individuals associated with the resources.” (CCR 4852 [d][2]). Fifty years is normally considered sufficient time for a potential historical resource, and in order that the evaluation remain valid for a minimum of five years after the date of this report, all resources older than 45 years (i.e. resources from the “historic-period”) will be evaluated for California Register listing eligibility, or CEQA significance. The California Register also requires that a resource possess integrity. This is defined as the ability for the resource to convey its significance through seven aspects: location, setting, design, materials, workmanship, feeling, and association.

**Assembly Bill 52.** California Assembly Bill 52 was approved on September 25, 2014. As stated in Section 11 of AB 52, the act applies only to projects that have a notice of preparation or a notice of negative declaration or mitigated negative declaration filed on or after July 1, 2015.

AB 52 establishes “tribal cultural resources” (TCRs) as a new category of resources under CEQA. As defined under Public Resources Code Section 21074, TCRs are “sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American Tribe” that are either: (1) included or determined to be eligible for inclusion in the CRHR; included in a local register of historical resources as defined in Public Resources Code Section 5020.1(k); or (2) determined by the lead agency to be significant pursuant to the criteria for inclusion in the CRHR set forth in Public Resources Code Section 5024.1(c), if supported by substantial evidence and taking into account the significance of the resource to

a California Native American tribe. A “historical resource” as defined in Public Resources Code Section 21084.1, a “unique archaeological resource” as defined in Public Resources Code Section 21083.2(g), or a “nonunique archaeological resource” as defined in Public Resources Code Section 21083.2(h) may also be TCRs.

AB 52 further establishes a new consultation process with California Native American tribes for proposed projects in geographic areas that are traditionally and culturally affiliated with that tribe. Per Public Resources Code Section 21073, “California Native American tribe” includes federally and non-federally recognized tribes on the NAHC contact list. Subject to certain prerequisites, AB 52 requires, among other things, that a lead agency consult with the geographically affiliated tribe before the release of an environmental review document for a proposed project regarding project alternatives, recommended mitigation measures, or potential significant effects, if the tribe so requests in writing. If the tribe and the lead agency agree upon mitigation measures during their consultation, these mitigation measures must be recommended for inclusion in the environmental document (Public Resources Code Sections 21080.3.1, 21080.3.2, 21082.3, 21084.2, and 21084.3).

## NATURAL SETTING

The elevation of the project site is approximately 1,145 to 1,160 feet above mean sea level (AMSL). The property has been subject to severe disturbances related to development of surrounding residential properties, the paving of roads, the demolition of the structure in the east portion of the project area, installation of utilities, and the operation of and storing of heavy commercial vehicles. The project site is covered with young alluvial-fan deposits (Qyf) derived from the San Gabriel Mountains (Bortugno and Spittler 1998). The current study has not yielded any evidence that such sediments have produced raw materials used in prehistoric tool manufacture. Local rainfall ranges from 5 to 15 inches annually (Jaeger and Smith 1971:36-37). The project site is flat, although the general slope conveys local water from northeast to southwest (USGS 1981).

Although recent and historic-period impacts have decimated native vegetation, remnants of a formerly dominant coastal sage scrub vegetation community have been sporadically observed in the general vicinity. Signature plant species include black sage (*Salvia mellifera*), California brittlebush (*Encelia californica*), California buckwheat (*Eriogonum fasciculatum*), California sagebrush (*Artemisia californica*), deerweed (*Lotus scoparius*), golden yarrow (*Eriophyllum confertiflorum*), laurel sumac (*Malosma laurina*), lemonadeberry (*Rhus integrifolia*), poison oak (*Toxicodendron diversilobum*), toyon (*Heteromeles arbutifolia*), white sage (*Salvia apiana*), coastal century plant (*Agave shawii*), coastal cholla (*Opuntia prolifera*), Laguna Beach liveforever (*Dudleya stolonifera*), many-stemmed liveforever (*Dudleya multicaulis*), our Lord’s candle (*Yucca whipplei*), prickly pear cactus (*Opuntia sp.*) (Williams et al. 2008:118-119). Signature animal species within Coastal Sage Scrub habitat include the kangaroo rat (*Dipodomys sp.*), California horned lizard (*Phrynosoma coronatum frontale*), orange throated whiptail (*Cnemidophorus hyperthrus*), California gnatcatcher (*Polioptila californica californica*), California quail (*Callipepla californica*), and San Diego cactus wren (*Campylorhynchus brunneicapillus sandiegensis*) (Williams et al. 2008:118-120). Local native groups made use of many of these species (see Lightfoot and Parrish 2009).

## CULTURAL SETTING

### Prehistoric Context

The local prehistoric cultural setting has been organized into many chronological frameworks (see Warren and Crabtree 1986; Bettinger and Taylor 1974; Lanning 1963; Hunt 1960; Wallace 1958, 1962, 1978; Campbell and Campbell 1935), although there is no definitive sequence for the region. The difficulties in establishing cultural chronologies for western San Bernardino County are a function of its enormous size and the small amount of archaeological excavations conducted there. Moreover, throughout prehistory many groups have occupied the area and their territories often overlap spatially and chronologically resulting in mixed artifact deposits. Due to dry climate and capricious geological processes, these artifacts rarely become integrated in-situ. Lacking a milieu hospitable to the preservation of cultural midden, local chronologies have relied upon temporally diagnostic artifacts, such as projectile points, or upon the presence/absence of other temporal indicators, such as groundstone. Such methods are instructive, but can be limited by prehistoric occupants' concurrent use of different artifact styles, or by artifact re-use or re-sharpening, as well as researchers' mistaken diagnosis, and other factors (see Flenniken 1985; Flenniken and Raymond 1986; Flenniken and Wilke 1989). Recognizing the shortcomings of comparative temporal indicators, this study recommends review of Warren and Crabtree (1986), who have drawn upon this method to produce a commonly cited and relatively comprehensive chronology.

### Ethnography

Although no prehistoric sites have been locally recorded, in general the project site is situated at an ethnographic nexus peripherally occupied by the Gabrielino and Serrano. Each group consisted of semi-nomadic hunter-gatherers who spoke a variation of the Takic language subfamily. Individual ethnographic summaries are provided below.

**Gabrielino.** The Gabrielino probably first encountered Europeans when Spanish explorers reached California's southern coast during the 15th and 16th centuries (Bean and Smith 1978; Kroeber 1925). The first documented encounter, however, occurred in 1769 when Gaspar de Portola's expedition crossed Gabrielino territory (Bean and Smith 1978). Other brief encounters took place over the years, and are documented in McCawley 1996 (citing numerous sources). The Gabrielino name has been attributed by association with the Spanish mission of San Gabriel, and refers to a subset of people sharing speech and customs with other Cupan speakers (such as the Juaneño/Luiseño/Ajachemem) from the greater Takic branch of the Uto-Aztecan language family (Bean and Smith 1978).

Gabrielino villages occupied the watersheds of various rivers (locally including the Santa Ana) and intermittent streams. Chiefs were usually descended through the male line and often administered several villages. Gabrielino society was somewhat stratified and is thought to have contained three hierarchically ordered social classes which dictated ownership rights and social status and obligations (Bean and Smith 1978:540-546). Plants utilized for food were heavily relied upon and included acorn-producing oaks, as well as seed-producing grasses and sage. Animal protein was commonly derived from rabbits and deer in inland regions, while coastal populations supplemented their diets with fish, shellfish, and marine mammals (Boscana 1933, Heizer 1968, Johnston 1962, McCawley 1996). Dog, coyote, bear,

tree squirrel, pigeon, dove, mud hen, eagle, buzzard, raven, lizards, frogs, and turtles were specifically not utilized as a food source (Kroeber 1925:652).

**Serrano.** Kroeber (1925) applied the generic term “Serrano” to four groups, each with distinct territories: the Kitanemuk, Tataviam, Vanyume, and Serrano. Only one group, in the San Bernardino Mountains and West-Central Mojave Desert, ethnically claims the term Serrano. Bean and Smith (1978) indicate that the Vanyume, an obscure Takic population, was found along the Mojave River at the time of Spanish contact. The Kitanemuk lived to the north and west, while the Tataviam lived to the west. All may have used the western San Bernardino County area seasonally.

Serrano villages consisted of small collections of willow-framed domed structures situated near reliable water sources. A lineage leader administered laws and ceremonies from a large ceremonial house centrally located in most villages. Local Serrano relied heavily on acorns and piñon nuts for subsistence, although roots, bulbs, shoots, and seeds supplemented these. When available, game animals commonly included deer, mountain sheep, antelope, rabbits, small rodents, and various birds –particularly quail (Bean and Smith 1978:571).

## History

Historic-era California is generally divided into three periods: the Spanish or Mission Period (1769 to 1821), the Mexican or Rancho Period (1821 to 1848), and the American Period (1848 to present).

**Spanish Period.** The first European to pass through the area is thought to be a Spaniard called Father Francisco Garces. Having become familiar with the area, Garces acted as a guide to Juan Bautista de Anza, who had been commissioned to lead a group across the desert from a Spanish outpost in Arizona to set up quarters at the Mission San Gabriel in 1771 near what today is Pasadena (Beck and Haase 1974). Garces was followed by Alta California Governor Pedro Fages, who briefly explored the region in 1772. Searching for San Diego Presidio deserters, Fages had traveled through Riverside to San Bernardino, crossed over the mountains into the Mojave Desert, and then journeyed westward to the San Joaquin Valley (Beck and Haase 1974).

**Mexican Period.** In 1821, Mexico overthrew Spanish rule and the missions began to decline. By 1833, the Mexican government passed the Secularization Act, and the missions, reorganized as parish churches, lost their vast land holdings, and released their neophytes (Beattie and Beattie 1974).

**American Period.** The American Period, 1848–Present, began with the Treaty of Guadalupe Hidalgo. In 1850, California was accepted into the Union of the United States primarily due to the population increase created by the Gold Rush of 1849. The cattle industry reached its greatest prosperity during the first years of the American Period. Mexican Period land grants had created large pastoral estates in California, and demand for beef during the Gold Rush led to a cattle boom that lasted from 1849–1855. However, beginning about 1855, the demand for beef began to decline due to imports of sheep from New Mexico and cattle from the Mississippi and Missouri Valleys. When the beef market collapsed, many California ranchers

lost their ranchos through foreclosure. A series of disastrous floods in 1861–1862, followed by a significant drought further diminished the economic impact of local ranching. This decline combined with ubiquitous agricultural and real estate developments of the late 19<sup>th</sup> century, set the stage for diversified economic pursuits that have continued to proliferate to this day (Beattie and Beattie 1974; Cleland 1941).

**Local Sequence (see Appendix A for references).** During the early 19<sup>th</sup> century, former English sailor Michael White traveled overland to Southern California with explorer Jedediah Smith. Having befriended the Lugo family of Rancho San Bernardino, White settled in California by 1840. As an accepted member of the local Mexican community he became known as Miguel Blanco and was granted Rancho de Muscupiabe (northeast of the project site) by California Governor Manuel Micheloreno in 1843 (Avina 1932:74). After California became a state in 1850, white American settlement continued to increase. By the late 1850s Mormon pioneers from Salt Lake City had purchased Rancho San Bernardino and began to settle at Rancho de Muscupiabe (Beck and Haase 1974:38). By the 1860s large tracts owned by the U.S. Government became available for homesteading. Due to various population pressures, the Mormon pioneers began to recede to Salt Lake City in the 1870s.

The Southern Pacific and the Santa Fe Railroads, locally established in 1875 and 1887 respectively, facilitated the development of agriculture in the region by providing shipping for agricultural products. The railroad stop at present-day Fontana was originally named “Rosena.” The Semi-Tropic Water and Land Company incorporated in 1887 in order to sell real estate and water rights. The company acquired 285,000 acres of land along ten miles of Lytle Creek, giving it riparian rights and allowing it to control and sell the water. The company laid out small towns including Fontana, Rialto, Sansevaine, and Bloomington on its land holdings. In 1891, the company subdivided most of the land surrounding the town sites into 20-acre parcels it called “farm lots” (Hall 1888; San Bernardino County Recorder, 1891). Rialto, Sansevaine, and Bloomington became small farm settlements, but Fontana did not grow.

Significant development of the area did not resume until the Fontana Development Company surveyed and laid out a small community along the Santa Fe railroad. American rancher and entrepreneur Azariel Blanchard (A.B.) Miller purchased 17,000 acres near the Rosena railroad stop in 1906 and was largely responsible for transforming the area into a profitable center for citrus, poultry, and livestock. Immediately after Miller’s arrival, about 25 families came to reside on Miller’s vast acreage. At his direction, a town-site was laid out and extensive crops were planted and cultivated in 1909. The town-site (originally a small area centered on Sierra Avenue north of the Santa Fe Railroad tracks) was dedicated in 1913, and between 1915 and 1920 farming in the area expanded. Like much of southern California, the success of railroads and agriculture during the early 20<sup>th</sup> century set the stage for expansion of agricultural and real estate development in the period between 1910 and 1930. By 1927, 399 families had purchased land in Fontana, and in 1929 the formal City of Fontana was created.

Fontana remained largely agricultural during the 1930s as the Great Depression significantly slowed economic output. The region a diversified agricultural area, with cultivation of citrus, grapes, grains, poultry, cattle, and swine as leading commodities. In the early 1940s, demands related to World War II punctuated an economic revival. The establishment of the Fontana Kaiser Steel plant in 1942, the first steel mill west of the Mississippi, quickly turned Fontana into

the West Coast's leading steel producer. At its peak, the plant employed 7,600 workers from Fontana and surrounding cities and produced 120,000 tons of steel annually. In addition to growing the local economy during the war years, the plant helped sustain Fontana's post-war growth, and it remained in operation until 1984 (Anicic Jr. 2005; Fontana Chamber of Commerce).

Highway infrastructure in San Bernardino County was developed gradually during the early decades of the twentieth century. In 1931 the existing route from Colton to Indio was connected to Los Angeles via surface streets. In 1935, this highway was routed along Valley Boulevard as Highway 70-99 (later the I-10 Freeway). By 1960, Highway 70-99 was part of a 60-mile freeway from Los Angeles. Improvements in automobile infrastructure after World War II stimulated growth in the region. A building boom ensued in San Bernardino County immediately after the war, with \$200,000,000 invested and about 21,000 homes constructed by 1950 (SBCS 1950). Like much of the country, Fontana experienced sustained growth during the baby-boom years of 1944 until about 1961, and officially incorporated in 1952. Drag racing became a significant attraction for Fontana when Mickey Thompson's Fontana International Drag Way opened in the 1950s.

The Auto Club Speedway, later built on part of the Kaiser Steel Mill site, built its own drag strip to continue the city's legacy as an auto racing hub. The routing of Interstate-10 Freeway through Fontana during the mid-twentieth century further stimulated its growth. During this era, tract housing and apartment complexes were constructed in large numbers to meet housing demands. In more recent decades, the city has become a center for shipping and trucking. The city's 56-square-mile boundaries continue to expand as it attempts to annex neighboring unincorporated communities as it also develops its northern areas. The population stands at approximately 200,000 today and counting (Anicic Jr. 2005; Fontana Chamber of Commerce).

## **PERSONNEL**

David Brunzell, M.A., RPA acted as the Project Manager and Principal Investigator for the current study and authored the technical report. BCR Consulting Archaeological Crew Chief Nicholas Shepetuk, B.A., completed additional research through various archives and repositories, compiled the Department of Park and Recreation (DPR) 523 forms, contributed to the technical report, completed the cultural resources records search at the South Central Coastal Information Center (SCCIC) using California State University, Fullerton archives, and completed the field assessment.

## **METHODS**

This work was completed pursuant to CEQA, the Public Resources Code (PRC) Chapter 2.6, Section 21083.2, and California Code of Regulations (CCR) Title 14, Chapter 3, Article 5, Section 15064.5. The pedestrian cultural resources survey was intended to locate and document previously recorded or new cultural resources, including archaeological sites, features, isolates, and historic-period buildings, that exceed 45 years in age within defined project boundaries. The project site was examined using 15-meter transect intervals, where accessible. This study is intended to determine whether cultural resources are located within the project boundaries, whether any cultural resources are significant pursuant to the above-referenced regulations and standards. Tasks include:

- Cultural resources records search to review studies and archaeological/historical resources recorded within a one half-mile radius of the project boundaries
- Additional research through various local and regional repositories
- Systematic pedestrian survey of the entire project site
- California Register of Historical Resources (California Register) eligibility evaluation for any cultural resources identified
- Development of recommendations for cultural resources documented within the project boundaries
- Completion of DPR 523 forms for any discovered cultural resources.
- Vertebrate paleontology resources report through the Western Science Center

## Research

**Records Search.** Mr. Shepetuk completed a records search on August 24, 2023. Records reviewed included all recorded historic and prehistoric cultural resources, known cultural resource records, and survey and excavation reports generated from projects completed within one-half mile of the project site. A review was also conducted of the National Register, the California Register, and documents and inventories from the California Office of Historic Preservation including the lists of California Historical Landmarks, California Points of Historical Interest, Listing of National Register Properties, and the Inventory of Historic Structures.

**Additional Research.** BCR Consulting performed additional research through records of the General Land Office maintained by the Bureau of Land Management, the San Bernardino County Assessor, the San Bernardino County Historical Archives, the Fontana Historical Society, and through various Internet resources.

## Field Survey

A pedestrian cultural resources field survey of the project site was conducted on September 1, 2023. The survey was conducted by walking parallel transects spaced approximately 10-to-15 meters apart across open or vacant parts of the project site. Soil exposures were carefully inspected for evidence of cultural resources. Cultural resources were recorded per the California OHP *Instructions for Recording Historical Resources* in the field using:

- Detailed note-taking for entry on DPR Forms (Appendix A)
- Hand-held Garmin Global Positioning systems for mapping purposes
- Digital photography of all cultural resources (Appendix A).

## RESULTS

### Research

**Records Search.** Mr. Shepetuk completed an archaeological records search using SCCIC records of California State University, Fullerton on August 24, 2023. Twelve (12) cultural resource studies have taken place resulting in the recording of two cultural resources within the research radius. Two studies (SB-1501 and SB-3591) have been conducted which overlap with the project site. No cultural resources have been recorded within the project site boundaries. The records search is summarized as follows:

**Table A. Cultural Resources Located Within One Mile of the Project Site**

USGS 7.5 Minute Quadrangle	Cultural Resources Within One Mile of Project Site	Studies
<i>Fontana</i> (1980) and <i>Guasti</i> (1981) <i>California</i>	P-36-4131: Kaiser Steel Plant (0.2 Miles S) P-36-29538: Flood Control Channel (0.2 Miles SE)	SB-1501*, 3063, 3591*, 4141, 4249, 4264, 4690, 4691, 5971, 7084, 7292, 8257

\*Overlaps with project site

**Additional Research (see Appendix A for References).** The subject property was originally owned by Tobias D. Weymouth who was received the land via a state volume patent on May 2, 1870 (San Francisco Land Office 1870). Weymouth was born in Maine in February of 1846 and died on October 10, 1907 in Alameda, California at the age of 61 (California Department of Health and Welfare 2023; U.S. Bureau of the Census 1900). He married Laura N. Weymouth in 1873, fathered five children, and worked as a carriage manufacturer. According to historic aerial photographs, the surrounding area was occupied by agricultural developments until the Kaiser Steel Mill was built in 1942 approximately 0.2 miles south of the subject property. With the completion of the mill and the postwar boom in population and construction, the region surrounding the project location developed into a predominantly residential area (United States Department of Agriculture [USDA] 1938, 1948, 1952, 1959, 1960, 1966, 1975, 1976, 1977, 1980). Industrial development began proliferating there after the year 2000.

**8721 Calabash Avenue.** The original building on the subject property was built in 1949 (San Bernardino County Assessor [SBCA] 2023; United States Department of Agriculture 1948, 1959). Following the ownership of the parcel by Tobias D. Weymouth, the next documented owner was Joseph L. Martin, who was born in Alabama on January 3, 1914 (State of California Department of Health Services 1973). Joseph worked as a chauffeur/driver until enlisting in the army on April 4, 1942, in Los Angeles (National Archives and Records Administration 1942). Following the war, Joseph and his wife Clifford started a family in Alabama and raised two daughters. Their first born was Nancy Jo in 1945, followed by Robbie W. Martin (birth-year not available; SBCS 1973; United States Public Records Index 1993). Joseph became an ironworker and moved with his family to Benton County, Washington in 1950 (United States Bureau of the Census 1950). He later moved to 8721 Calabash Avenue, Fontana and worked for the Amber Steel Company (SBCS 1973). Mr. Martin died on December 23, 1973. Ownership of the property was transferred to Nancy Jo Hill (Joseph's daughter) and her husband James Robert Hill on February 28, 1973, shortly before Joseph's death. James was born on February 3, 1940 and spent his childhood in Colton, California. He and Nancy were married on August 23, 1968 in San Bernardino. The couple sold the house at 8721 Calabash Avenue in February of 2004 (San Bernardino County Assessor 2023).

**13932 Whittram Avenue.** The original building on the subject property was built between 1948 and 1959, and the two subsequent buildings were built between 1960 and 1975. The first documented owner of this parcel after Weymouth was William G. Hawthorne who purchased the property in the early 1950s. William was born in California around 1914 and had lived in Fontana for 22 years (SBCS 1972). He worked at Kaiser Steel Corp. as a millwright. He and wife, Margaret, had no children when he died on September 27, 1972 while living at 13932 Whittram Avenue. The house was sold to Richard D. and Barbara J. Johnson

shortly after Hawthorne died. Richard was born around 1912 in Indiana and moved to Ontario by 1950 (California Department of Health Services 1969; Bureau of the Census 1950). He worked as a manager of a construction company. Barbara and Richard married sometime after 1950 and were divorced in October of 1969 before they owned the subject property together. They had two children, Jack A. Johnson and Denton R. Johnson. Sophie B. and Nathaniel Holloway bought the home in October of 1975. Prior to this, they lived in Bakersfield where Nathaniel worked as a station supervisor at Urich Oil (The City of Whittier 1960). Raymond William Samp and Nellie J. Samp bought the property in July of 1977. Raymond was born on October 2, 1935 in Illinois and Nellie was born on November 4, 1937 (State of California 1997). They married on June 15, 1957 in Los Angeles and lived in El Monte where Raymond worked as a mover (California Department of Health and Welfare 1957; City of El Monte 1961). Raymond passed away on November 12, 1983 in San Bernardino. In July of 1979, Geraldine Elizabeth Hollow (maiden name Jahnke) bought the subject property (Wisconsin Department of Health Services 1932). Geraldine was born on December 20, 1906 in Wisconsin. In 1930, she worked as a stenographer at a hardware company (Bureau of the Census 1930). She married Frank R. Hollow on February 19, 1932 in Milwaukee and was a homemaker at that time (State of California 1997). Geraldine died on August 18, 1983 in San Bernardino.

## Field Survey

During the field survey, Mr. Shepetuk carefully inspected the project site. Surface visibility was approximately 99 percent within the unpaved portions and the portions that are not covered in imported gravel. Ground disturbances were severe and resulted from a variety of natural and artificial factors, including the demolition of the structure that once stood in the eastern portion of the project site, construction of surrounding sidewalks, streets, utilities, and the use of the site for the operation and storing of heavy commercial vehicles. Four historic-period buildings were identified within the two addresses that comprise the study area. These are described below. No other cultural resources (including other historic-period buildings or prehistoric or historic-period archaeological resources) were identified.

**8721 Calabash Avenue.** The subject property is occupied by a single-family residence that was originally constructed in 1949 (San Bernardino County Assessor [SBCA] 2023; United States Department of Agriculture 1948, 1959). The residence comprises a single 1,000-square-foot building on the 0.2-acre parcel with a square floor plan. The property is accessed by a driveway on to the west. The walls are constructed of brick and the building has a low-pitched, flat composition roof with eaves on all sides. The western elevation is the primary façade, and the building is accessed by a wooden door to the left of center. Fenestration includes casement windows in the west and south elevations. There is a backdoor between two small windows in the east elevation. The building sits along the north-central boundary of the parcel and is situated approximately 70 feet east of Calabash Avenue. The condition of the building is fair.

**13932 Whittram Avenue.** The subject property consists of a 0.6-acre parcel with three one-story single-family residences. This lot is accessed on the south side by a driveway secured with a sliding chain link fence.

According to historic aerial photographs, the north building was constructed between 1948 and 1959 (United States Department of Agriculture [USDA] 1948, 1959). It has a rectangular floor plan oriented in an east to west direction. This building has an uneven, low-pitched, side-gabled roof with eaves on all sides, topped with weathered composite shingles. The eave on the southern elevation forms a front porch and is supported by several wooden beams. The residence is accessed by a three doors on the west, east, and south walls, as well as a large sliding door on the east portion of the south wall.

The middle building was constructed between 1960 and 1966 (USDA 1960 and 1966). It has a low-pitched, side-gabled roof topped with composite shingles. The exterior walls are stucco-clad and the east elevation features clapboard siding from the ground to approximately six-and-a-half feet above the ground. The front door, situated between two windows, is on the east side of the house. It is in fair condition.

The south building was constructed between 1966 and 1975 (USDA). It has an irregular floor plan with projections from its principal mass extending southward from the west end of the south elevation and northward from the east end of the north elevation. The house is oriented in an east to west direction. It has a hipped roof with a normal pitch and composite shingles. A patio cover which projects eastward was added to the east end of the south elevation in 1975 or 1976 after the original construction (USDA). It is accessed by a door near the center of the south wall under the patio cover. The building is in good condition.

## SIGNIFICANCE EVALUATIONS

During the field survey four historic-period buildings were identified. CEQA calls for the evaluation and recordation of historic and archaeological resources. The criteria for determining the significance of impacts to cultural resources are based on Section 15064.5 of the *CEQA Guidelines* and Guidelines for the Nomination of Properties to the California Register. Properties eligible for listing in the California Register and subject to review under CEQA are those meeting the criteria for listing in the California Register, or designation under a local ordinance.

### Significance Criteria

**California Register of Historical Resources.** The California Register criteria are based on National Register criteria. For a property to be eligible for inclusion on the California Register, one or more of the following criteria must be met:

1. It is associated with the events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the U.S.;
2. It is associated with the lives of persons important to local, California, or U.S. history;
3. It embodies the distinctive characteristics of a type, period, region, or method of construction, represents the work of a master, possesses high artistic values; and/or
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

In addition to meeting one or more of the above criteria, the California Register requires that sufficient time has passed since a resource's period of significance to "obtain a scholarly perspective on the events or individuals associated with the resources." (CCR 4852 [d][2]). The California Register also requires that a resource possess integrity. This is defined as the ability for the resource to convey its significance through seven aspects: location, setting, design, materials, workmanship, feeling, and association.

A California Register evaluation is provided for the subject properties below.

### California Register Evaluations

**8721 Calabash Avenue.** This resource consists of an historic-period single family residence. It is not associated with important events or individuals (California Register Criteria 1 and 2). It does not exhibit distinctive characteristics of a type, period, region, or method of construction, and does not represent the work of a master, possess high artistic values, or represent a significant or distinguishable entity whose components may lack individual distinction (California Register Criterion 3). The resource does not exhibit any further data potential, and it is not likely to yield information important to the history of the region (California Register Criterion 4). Because of the resource's failure to meet California Register criteria, it is not recommended a potential historical resource under CEQA. Furthermore, this site does not appear to be a unique archaeological resource. Specifically, it does not:

- appear to have potential to answer important scientific research questions,
- exhibit potential for a special and particular quality such as being the oldest of its type or the best available example of its type,
- indicate potential association with a scientifically recognized important prehistoric or historic event or person.

**13932 Whittram Avenue.** This resource comprises three historic-period residential buildings. The property and its constituent buildings are not associated with important events or individuals (California Register Criteria 1 and 2). None of the three buildings exhibit distinctive characteristics of a type, period, region, or method of construction, and do not represent the work of a master, possess high artistic values, or represent a significant or distinguishable entity whose components may lack individual distinction (California Register Criterion 3). The resources do not exhibit any further data potential, and it is not likely to yield information important to the history of the region (California Register Criterion 4). Because the property and its constituent buildings fail to meet California Register criteria, it is not recommended a potential historical resource under CEQA. Furthermore, this site does not appear to be a unique archaeological resource. Specifically, it does not:

- appear to have potential to answer important scientific research questions,
- exhibit potential for a special and particular quality such as being the oldest of its type or the best available example of its type,
- indicate potential association with a scientifically recognized important prehistoric or historic event or person.

## RECOMMENDATIONS

During the field survey and additional research, BCR Consulting personnel identified four historic-age buildings within the project site boundaries at 8721 Calabash Avenue (one building) and 13932 Whittram Avenue (three buildings). The buildings fail to satisfy any of the criteria necessary for listing on the California Register of Historical Resources (California Register). Therefore, the project site and its constituent historic-age buildings are not recommended eligible for the California Register. As such they are not recommended “historical resources” under CEQA. They do not warrant further consideration. No other cultural resources (including other architectural historical resources, prehistoric archaeological resources, or historic archaeological resources) were identified. Furthermore, excavations for various buildings and other uses have disturbed soils throughout the property beyond depths at which buried resources are likely. Due to a lack of historical resources located within the project site combined with low sensitivity for buried resources, BCR Consulting recommends that no cultural resource mitigation and no additional cultural resources work or monitoring are necessary for any proposed project activities. Although not expected to occur, if currently unknown and undocumented cultural resources are identified during earthmoving activities, it is recommended that a qualified archaeologist should be contacted to assess the nature and significance of the find, diverting construction excavation if necessary.

Findings were negative during the Sacred Lands File search with the NAHC. The results of the Sacred Lands File search are provided in Appendix C. The State Legislature added requirements regarding tribal cultural resources for CEQA in Assembly Bill 52 (AB 52) that took effect July 1, 2015. AB 52 requires consultation with California Native American tribes and consideration of tribal cultural resources in the CEQA process. By including tribal cultural resources early in the CEQA process, the legislature intended to ensure that local and Tribal governments, public agencies, and project proponents would have information available, early in the project planning process, to identify and address potential adverse impacts to tribal cultural resources. By taking this proactive approach, the legislature also intended to reduce the potential for delay and conflicts in the environmental review process. To help determine whether a project may have such an effect, the Public Resources Code requires a lead agency to consult with any California Native American tribe that requests consultation and is traditionally and culturally affiliated with the geographic area of a Proposed Project. Since the City will initiate and carry out the required AB52 Native American Consultation, the results of the consultation are not provided in this report. However, this report may be used during the consultation process, and BCR Consulting staff is available to answer questions and address concerns.

If human remains are encountered during the undertaking, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC.

**REFERENCES (SEE ALSO APPENDIX A)**

Anicic Jr., John Charles

2005 *Images of America: Fontana*. Arcadia Publishing. Charleston, South Carolina.

Avina Jr., John Charles

1932 *Spanish and Mexican Land Grants in California*. Unpublished Master's Thesis. University of California, Berkeley.

Bean, Lowell John, and Charles Smith

1978 *California*, edited by R.F. Heizer. Handbook of North American Indians, Vol. 8, W.C. Sturtevant, general editor, Smithsonian Institution. Washington, D.C.

Beattie, George W., and Helen P. Beattie

1974 *Heritage of the Valley: San Bernardino's First Century*. Biobooks: Oakland.

Beck, Warren A., and Ynez D. Haase

1974 *Historical Atlas of California*. Oklahoma City: University of Oklahoma Press.

Bettinger, Robert L., and R.E. Taylor

1974 Suggested Revisions in Archaeological Sequences of the Great Basin and Interior Southern California. *Nevada Archaeological Survey Research Papers* 3:1-26.

Bortugno, E. J., and T. E. Spittler

1998 *Geologic Map of the San Bernardino Quadrangle, California, 1:250,000*. California Division of Mines and Geology.

Boscana, Father Geronimo

1933 *Chinigchinich: Alfred Robinson's Translation of Father Geronimo Boscana's Historic Account of the Belief, Usages, Customs and Extravagancies of the Indians of this Mission of San Juan Capistrano Called the Acagchemem Tribe*. Fine Arts Press, Santa Ana.

Brunzell, David and Dylan Williams

2019 *Cultural Resources Assessment Almond Truck and Trailer Parking Project, Fontana, San Bernardino County, California*. On File at BCR Consulting.

Campbell, E., and W. Campbell

1935 The Pinto Basin. *Southwest Museum Papers* 9:1-51.

Cleland, Robert Glass

1941 *The Cattle on a Thousand Hills—Southern California, 1850-80*. San Marino, California: Huntington Library.

Flenniken, J.J.

1985 Stone Tool Reduction Techniques as Cultural Markers. *Stone Tool Analysis: Essays in Honor of Don E. Crabtree*, edited by M.G. Plew, J.C. Woods, and M.G. Pavesic. University of New Mexico Press, Albuquerque.

- Flenniken, J.J. and A.W. Raymond  
1986 Morphological Projectile Point Typology: Replication, Experimentation, and Technological Analysis. *American Antiquity* 51:603-614.
- Flenniken, J.J. and Philip J. Wilke  
1989 Typology, Technology, and Chronology of Great Basin Dart Points. *American Anthropologist* 91:149-158.
- Fontana Chamber of Commerce  
2010 City of Fontana History. Electronic document, [https://fontanacacoc.wliinc21.com/live\\_and\\_work/history.aspx](https://fontanacacoc.wliinc21.com/live_and_work/history.aspx). Accessed 5/6/20.
- Hall, William Hamilton  
1888 *Irrigation in California [Southern]*. State office of printing: Sacramento.
- Heizer, Robert F.  
1968 Introduction and Notes: *The Indians of Los Angeles County: Hugo Reid's Letters of 1852*, edited and annotated by Robert F. Heizer. Southwest Museum, Los Angeles.
- Hunt, Alice P.  
1960 *The Archaeology of the Death Valley Salt Pan, California*. University of Utah Anthropological Papers No. 47.
- Jaeger, Edmund C., and Arthur C. Smith  
1971 *Introduction to the Natural History of Southern California*. California Natural History Guides: 13. University of California Press. Los Angeles
- Johnston, B.E.  
1962 *California's Gabrielino Indians*. Southwest Museum, Los Angeles.
- Kroeber, Alfred L.  
1925 *Handbook of the Indians of California*. Bureau of American Ethnology Bulletin 78. Washington D.C.: Smithsonian Institution. Reprinted in 1976, New York: Dover Publications.
- Lanning, Edward P.  
1963 The Archaeology of the Rose Spring Site (Iny-372). *University of California Publications in American Archaeology and Ethnology* 49(3):237-336.
- Lightfoot, Kent G., Otis Parrish  
2009 *California Indians and Their Environment, an Introduction*. University of California Press, Berkeley.
- McCawley, William  
1996 *The First Angelinos, The Gabrielino Indians of Los Angeles*. Malki Museum Press/Ballena Press Cooperative Publication. Banning/Novato, California.

## San Bernardino County Sun

- 1950 Progress in Fontana. Online newspaper archive [Newspapers.com], accessed 8/11/20.

## United States Geological Survey

- 1980 *Fontana, California* 7.5-minute topographic quadrangle map.  
1981 *Guasti, California* 7.5-minute topographic quadrangle map.

## Wallace, William J.

- 1958 Archaeological Investigation in Death Valley National Monument. *University of California Archaeological Survey Reports* 42:7-22.
- 1962 Prehistoric Cultural Development in the Southern California Deserts. *American Antiquity* 28(2):172-180.
- 1978 The Southern Valley Yokuts, and The Northern Valley Yokuts. In *Handbook of the North American Indians, Vol. 8, California*, edited by W.L. d'Azevedo, pp. 448-470. W.C. Sturtevant, General Editor. Smithsonian Institution, Washington D.C.

## Warren, Claude N. and R.H. Crabtree

- 1986 The Prehistory of the Southwestern Great Basin. In *Handbook of the North American Indians, Vol. 11, Great Basin*, edited by W.L. d'Azevedo, pp.183-193. W.C. Sturtevant, General Editor. Smithsonian Institution, Washington D.C.

## Williams, Pamela, Leah Messinger, Sarah Johnson

- 2008 *Habitats Alive! An Ecological Guide to California's Diverse Habitats*. California Institute for Biodiversity, Claremont, California.

**APPENDIX A**  
**DPR 523 FORMS**

---

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Other Listings  
Review Code

Reviewer

Date

Page 1 of 4

\*Resource Name or #: 8721 Calabash Avenue

P1. Other Identifier: APN 023010114

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Bernardino

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Guasti, CA; Fontana, CA Date: 1981; 1980 T 1S; R 6W; Section 10; SBBM

c. Address: 8721 Calabash Avenue City: Fontana Zip: 92335

d. UTM: Zone: N/A

mE/

Elevation: 1,155' AMSL

e. Other Locational Data: The property is on the east side of Calabash Avenue, north of Whittram Avenue.

\*P3a. Description: The subject property is occupied by a single-family residence that was originally constructed in 1949 (San Bernardino County Assessor [SBCA] 2023; United States Department of Agriculture 1948, 1959). The residence comprises a single 1,000-square-foot building on the 0.2-acre parcel which has a square floor plan. The property is accessed by a driveway on its west side. The walls are constructed of brick and the building has a low-pitched, flat composition roof with eaves on all sides. The front door was on the western wall between two windows. Fenestration includes casement windows in the west and south elevations. There is a backdoor between two small windows on the east wall as well. The building sits along the north-central boundary of the parcel and is situated approximately 70 feet east of Calabash Avenue. The condition of the building is fair.

**References:**

Anacic Jr., John Charles. 2005. Images of America: Fontana. Charleston: Arcadia Publishing.

Avina, Rose H. 1932. Spanish and Mexican Land Grants in California. Unpublished Master's Thesis. University of California, Berkeley.

Beck, Warren A., and Ynez D. Haase. 1974. Historical Atlas of California. Oklahoma City: University of Oklahoma Press.

California Department of Health and Welfare. 2023. *The California, U.S., Death Index, 1905-1939*. Electronic document, [https://www.ancestry.com/discoveryui-content/view/1912872:5187?tid=&pid=&queryId=574390a85dca9a692e9cddc699a553a4&\\_phsrc=dkC282&\\_phstart=successSource](https://www.ancestry.com/discoveryui-content/view/1912872:5187?tid=&pid=&queryId=574390a85dca9a692e9cddc699a553a4&_phsrc=dkC282&_phstart=successSource), accessed 8/11/23.

Fontana Chamber of Commerce. 2010. "City of Fontana History." Electronic Document [https://fontanacacoc.wliinc21.com/live\\_and\\_work/history.aspx](https://fontanacacoc.wliinc21.com/live_and_work/history.aspx). Accessed 5/6/20.

Hall, William Hamilton, C.E. Irrigation in California [Southern]. State office of printing: Sacramento. 1888.

National Archives and Records Administration. 1942. World War II Army Enlistment Records. Electronic document [https://www.ancestry.com/discoveryui-content/view/7329807:8939?tid=&pid=&queryId=14c7928f1a7b604fa2140e8761d27d43&\\_phsrc=dkC502&\\_phstart=successSource](https://www.ancestry.com/discoveryui-content/view/7329807:8939?tid=&pid=&queryId=14c7928f1a7b604fa2140e8761d27d43&_phsrc=dkC502&_phstart=successSource), accessed 8/14/23.

San Bernardino County Assessor. 2023. Characteristics Report for Parcel 0230-101-14-0000. Property Information Management System. San Bernardino, California.

\*P3b. Resource Attributes: HP2. Single family residence; HP8. Industrial building

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



\*P4. Resources Present:

Building  Structure  Object

Site  District  Element of District  Other

P5b. Description of Photo: (View, date, accession #)

Photo 1: Overview of SW Corner (View N)

\*P6. Date Constructed/ Age and Sources:  Historic c1949 (SBCA)  Prehistoric  Both

\*P7. Owner:

Renteria Family Trust

\*P8. Recorded by:

N. Shepetuk  
BCR Consulting LLC  
Claremont, California 91711

\*P9. Date Recorded: September 1, 2023

\*P10. Survey Type: *Intensive*

\*P11. Report Citation: *Cultural Resources Assessment of the Whittram Avenue Project, Fontana, San Bernardino County, California.*

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  Other (List):

**BUILDING, STRUCTURE, AND OBJECT RECORD**

B1. Historic Name: N/A

B2. Common Name: N/A

B3. Original Use: Residential

B4. Present Use: Industrial

\*B5. Architectural Style: postwar vernacular

\*B6. Construction History: 8721 Calabash Avenue was built c1949

\*B7. Moved? No Yes Unknown Date: N/A Original Location: N/A

\*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme: Residential Development

Area: Fontana Period of Significance: 1938-1955

Property Type: Single Family Residence Applicable Criteria: N/A

Additional Resource Attributes: N/A

(Discuss importance in terms of historical/architectural context by theme, period, and geographic scope. Address Integrity.)

Fontana History

During the early 19th century, former English sailor Michael White traveled overland to Southern California with explorer Jedediah Smith. Having befriended the Lugo family of Rancho San Bernardino, White settled in California by 1840. As an accepted member of the local Mexican community he became known as Miguel Blanco and was granted Rancho de Muscupiabe (northeast of the project site) by California Governor Manuel Micheltozero in 1843 (Avina 1932:74). After California became a state in 1850, white American settlement continued to increase. By the late 1850s Mormon pioneers from Salt Lake City had purchased Rancho San Bernardino and began to settle at Rancho de Muscupiabe (Beck and Haase 1974:38). By the 1860s large tracts owned by the U.S. Government became available for homesteading. Due to various population pressures, the Mormon pioneers began to recede to Salt Lake City in the 1870s. The Southern Pacific and the Santa Fe Railroads, locally established in 1875 and 1887 respectively, facilitated the development of agriculture in the region by providing shipping for agricultural products. The railroad stop at present-day Fontana was originally named "Rosena." The Semi-Tropic Water and Land Company incorporated in 1887 in order to sell real estate and water rights. The company acquired 285,000 acres of land along ten miles of Lytle Creek, giving it riparian rights and allowing it to control and sell the water. The company laid out small towns including Fontana, Rialto, Sanseivaine, and Bloomington on its land holdings. In 1891, the company subdivided most of the land surrounding the town sites into 20-acre parcels it called "farm lots" (Hall 1888; San Bernardino County Recorder, 1891). Rialto, Sanseivaine, and Bloomington became small farm settlements, but Fontana did not grow.

Significant development of the area did not resume until the Fontana Development Company surveyed and laid out a small community along the Santa Fe railroad. American rancher and entrepreneur Azariel Blanchard (A.B.) Miller purchased 17,000 acres near the Rosena railroad stop in 1906 and was largely responsible for transforming the area into a profitable center for citrus, poultry, and livestock. Immediately after Miller's arrival, about 25 families came to reside on Miller's vast acreage. At his direction, a town-site was laid out and extensive crops were planted and cultivated in 1909. The town-site (originally a small area centered on Sierra Avenue north of the Santa Fe Railroad tracks) was dedicated in 1913, and between 1915 and 1920 farming in the area expanded. Like much of southern California, the success of railroads and agriculture during the early 20th century set the stage for expansion of agricultural and real estate development in the period between 1910 and 1930. By 1927, 399 families had purchased land in Fontana, and in 1929 the formal City of Fontana was created. Fontana remained largely agricultural during the 1930s as the Great Depression significantly slowed economic output. The region diversified agricultural area, with cultivation of citrus, grapes, grains, poultry, cattle, and swine as leading commodities. In the early 1940s, demands related to World War II punctuated an economic revival. The establishment of the Fontana Kaiser Steel plant in 1942, the first steel mill west of the Mississippi, quickly turned Fontana into the West Coast's leading steel producer. At its peak, the plant employed 7,600 workers from Fontana and surrounding cities and produced 120,000 tons of steel annually. In addition to growing the local economy during the war years, the plant helped sustain Fontana's post-war growth, and it remained in operation until 1984 (Anicic Jr. 2005; Fontana Chamber of Commerce). A building boom occurred in San Bernardino County, with \$200,000,000 invested and about 21,000 homes constructed (SBCS 1950). Like much of the country, Fontana experienced sustained growth during the

(Continued on Continuation Sheet, page 3.)

\*B12. References: (continued)

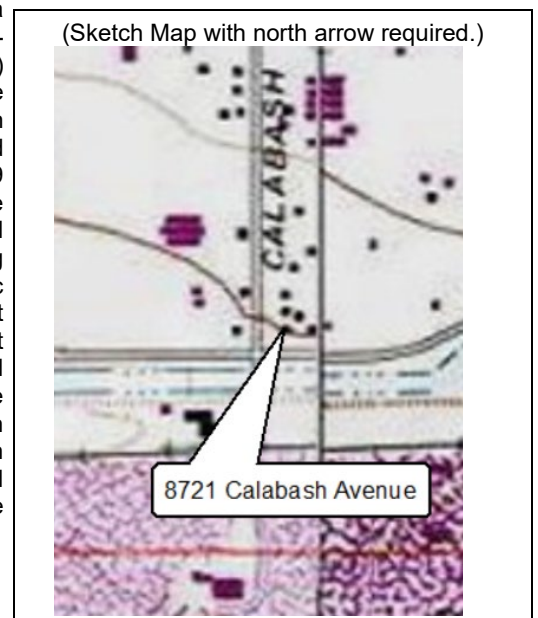
See page 3

B13. Remarks: None

\*B14. Evaluators: David Brunzell, BCR Consulting, Claremont, California

\*Date of Evaluation: 8/16/2023

DPR 523B (1/95)



\*Required Information

**\*B12. References: (continued)**

San Bernardino County Recorder. 1891. "[Map showing the subdivision of the Lands of the Semi-Tropic Land and Water Company]." Accessed 5/29/20.

San Bernardino County Sun. 1973. Joseph Martin, Fontana. December 25, 1973. San Bernardino, California.

San Bernardino County Sun. 2006. "[Multiple articles/clippings used]." Online newspaper archive [Newspapers.com]. Accessed 12/16/21.

State of California Department of Health Services. 1973. California Death Index, 1940-1997. Electronic document, <https://www.ancestry.com/discoveryui-content/view/4657380:5180?t>

[id=&pid=&queryId=14c7928f1a7b604fa2140e8761d27d43&\\_phsrc=dkC508&\\_phstart=suc](https://www.ancestry.com/discoveryui-content/view/4657380:5180?t)  
[cessSource](https://www.ancestry.com/discoveryui-content/view/4657380:5180?t), accessed 8/14/23.

United States Bureau of the Census. 1900. *Twelfth Census of the United States, 1900*. T623, 1854 rolls. National Archives and Records Administration, Washington, D.C.

United States Bureau of the Census. 1950. Population Schedules for the 1950 Census. National Archives at Washington, D.C.

United States Department of Agriculture. 1948, 1959. Historic aerial photographs of San Bernardino County. Electronic document, [historicaerials.com](https://www.ancestry.com/discoveryui-content/view/4657380:5180?t), accessed 8/10/23.

United States Geological Survey. 1980 Fontana, California. 7.5-Minute Quad.

United States Public Records Index. 1993. Public Records Index, 1950-1993, Volume 1. Electronic document, [https://www.ancestry.com/discoveryui-content/view/224950526:1788?tid=&pid=&queryId=66623f1faec1eeb365040658e2524488&\\_phsrc=](https://www.ancestry.com/discoveryui-content/view/224950526:1788?tid=&pid=&queryId=66623f1faec1eeb365040658e2524488&_phsrc=dkC427&_phstart=successSource)  
[dkC427&\\_phstart=successSource](https://www.ancestry.com/discoveryui-content/view/224950526:1788?tid=&pid=&queryId=66623f1faec1eeb365040658e2524488&_phsrc=dkC427&_phstart=successSource), accessed 8/14/23.

**\*B10 (continued from page 2).**

baby-boom years of 1944 until about 1961, and officially incorporated in 1952. Drag racing became a significant attraction for Fontana when Mickey Thompson's Fontana International Drag Way opened in the 1950s. The Auto Club Speedway, later built on part of the Kaiser Steel Mill site, built its own drag strip to continue the city's legacy as an auto racing hub. The routing of Interstate-10 Freeway through Fontana during the mid-twentieth century further stimulated its growth. During this era, tract housing and apartment complexes were constructed in large numbers to meet housing demands. In more recent decades, the city has become a center for shipping and trucking. The city's 56-square-mile boundaries continue to expand as it attempts to annex neighboring unincorporated communities as it also develops its northern areas. The population stands at approximately 200,000 today and counting (Anicic Jr. 2005; Fontana Chamber of Commerce).

Subject Property History

The original building on the subject property was built in 1949 (San Bernardino County Assessor [SBCA] 2023; United States Department of Agriculture 1948, 1959). The land was originally owned by Tobias D. Weymouth who was issued the land via a state volume patent on May 2, 1870 (San Francisco Land Office 1870). Weymouth was born in Maine in February of 1846 and died on October 10, 1907 in Alameda, California at the age of 61 (California Department of Health and Welfare 2023; U.S. Bureau of the Census 1900). He married Laura N. Weymouth in 1873 and fathered five children. His occupation was carriage manufacturer. The next documented owner of the land was Joseph L. Martin, who was born in Alabama on January 3, 1914 (State of California Department of Health Services 1973). Joseph worked as a chauffeur/driver until enlisting in the army on April 4, 1942, in Los Angeles (National Archives and Records Administration 1942). Following the war, Joseph and his wife Clifford started a family in Alabama and raised two daughters. Their first born was Nancy Jo in 1945, followed by Robbie W. Martin (SBCS 1973; United States Public Records Index 1993). Joseph became an ironworker and moved with his family to Benton County, Washington (United States Bureau of the Census 1950). He later moved to 8721 Calabash Avenue, Fontana and worked for the Amber Steel Company (SBCS 1973). Mr. Martin passed away on December 23, 1973. Ownership of the property was transferred to Nancy Jo Hill (Joseph's daughter) and her husband James Robert Hill on February 28, 1973, shortly before Joseph's death. James was born on February 3, 1940 and spent his childhood in Colton, California. He and Nancy were married on August 23, 1968 in San Bernardino. The couple sold the house at 8721 Calabash Avenue in February of 2004 (San Bernardino County Assessor 2023).

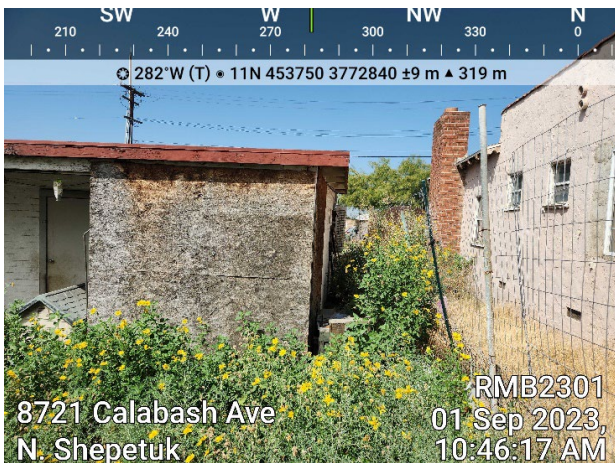
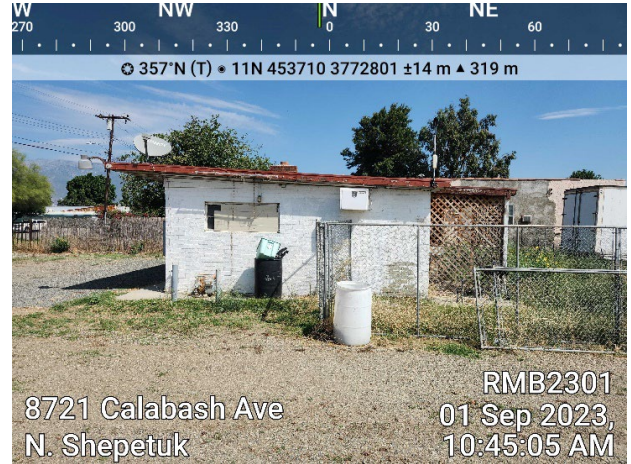
Evaluation

California Register of Historical Resources requires that a significance criterion (1-4) be met for a resource to be eligible. A resource is eligible if (1) it is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage; (2) it is associated with the lives of persons important in California's past; (3) it embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic value; or (4) it has yielded or is likely to yield information important in prehistory or history. The California Register also requires that sufficient time has passed since a resource's period of significance (normally 45 years) to "obtain a scholarly perspective on the events or individuals associated with the resources" (CCR 4852 [d][2]). The California Register also requires that a resource possess integrity. This is defined as the ability for the resource to convey its significance through seven aspects: location, setting, design, materials, workmanship, feeling, and association.

Criterion 1: The property at 8721 Calabash Avenue was constructed within the context of postwar suburban development of Fontana, however it is not significantly associated with important events related to the founding of that city or development of the region. It is therefore ineligible for the California Register under Criterion 1. Criterion 2: Substantial research has not linked the subject property with individuals who have been notable in local, state, or national history. Contemporaneous newspapers did not reveal any notable professional accomplishments, contributions to civic life, or impact on local history by the Smalley, Hinshaw or Buntich families. Criterion 3: The house is a simple example of a residential home from 1949 and exhibits a common design. It is not part of a postwar tract with groundbreaking design features. Research did not reveal an architect or important builder associated with its construction. Therefore the property does not

embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of an important creative individual or possess high artistic values. Criterion 4: The house is a well understood building type, and as such the resource has not and is not likely to yield information important in prehistory or history. The subject property and its constituent historic-age building is therefore recommended not eligible under any of the four criteria for listing on the California Register, and as such is not recommended a historical resource under the California Environmental Quality Act (CEQA). Thus BCR Consulting recommends the National Register of Historic Places (NRHP) Status Code "6Z".

Additional Survey Photos:



State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Other Listings  
Review Code

Reviewer

Date

Page 1 of 5

\*Resource Name or #: 13932 Whittram Avenue

P1. Other Identifier: APN 023010112

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Bernardino

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Guasti, CA; Fontana, CA Date: 1981; 1980 T 1S; R 6W; Section 10; SBBM

c. Address: 13932 Whittram Avenue City: Fontana Zip: 92335

d. UTM: Zone: N/A mE/

Elevation: 1,155' AMSL

e. Other Locational Data: The property is on the north side of Whittram Avenue, east of Calabash Avenue.

\*P3a. Description: The subject property consists of a 0.6-acre parcel with three single-story single-family residences. This lot is accessed on the south side by a driveway secured with a sliding chain link fence. According to historic aerial photographs, the north building was constructed between 1948 and 1959 (United States Department of Agriculture [USDA]). It has a rectangular floor plan with the length oriented in an east to west direction. This building has an uneven, low-pitched, front-gabled roof with eaves on all sides and weathered composite shingles. The eave on the south side of the building extends farther than on other sides and is supported by several wooden beams. The residence is accessed by a door on the west wall.

**References:**

Anacic Jr., John Charles. 2005. Images of America: Fontana. Charleston: Arcadia Publishing.

Avina, Rose Hollenbaugh. 1932. Spanish and Mexican Land Grants in California. Unpublished Master's Thesis. University of California, Berkeley.

Beck, Warren A., and Ynez D. Haase. 1974. Historical Atlas of California. Oklahoma City: University of Oklahoma Press.

Bureau of the Census. 1950. *Population Schedules for the 1950 Census*. Washington, D.C.

Bureau of the Census. 1930. *Fifteenth Census of the United States, 1930*. Washington, D.C. Electronic document, [https://www.ancestry.com/discoveryui-content/view/58757607:6224?tid=&pid=&queryId=bd52851ffc7691391e8bdab6cc9a963f&\\_phsrc=dkC418&\\_phstart=successSource](https://www.ancestry.com/discoveryui-content/view/58757607:6224?tid=&pid=&queryId=bd52851ffc7691391e8bdab6cc9a963f&_phsrc=dkC418&_phstart=successSource), accessed 8/16/23.

California Department of Health and Welfare. 1957. *California, U.S., Marriage Index, 1949-1959*.

California Department of Health and Welfare. 2023. *The California, U.S., Death Index, 1905-1939*. Electronic document, [https://www.ancestry.com/discoveryui-content/view/1912872:5187?tid=&pid=&queryId=574390a85dca9a692e9cddc699a553a4&\\_phsrc=dkC282&\\_phstart=successSource](https://www.ancestry.com/discoveryui-content/view/1912872:5187?tid=&pid=&queryId=574390a85dca9a692e9cddc699a553a4&_phsrc=dkC282&_phstart=successSource), accessed 8/11/23.

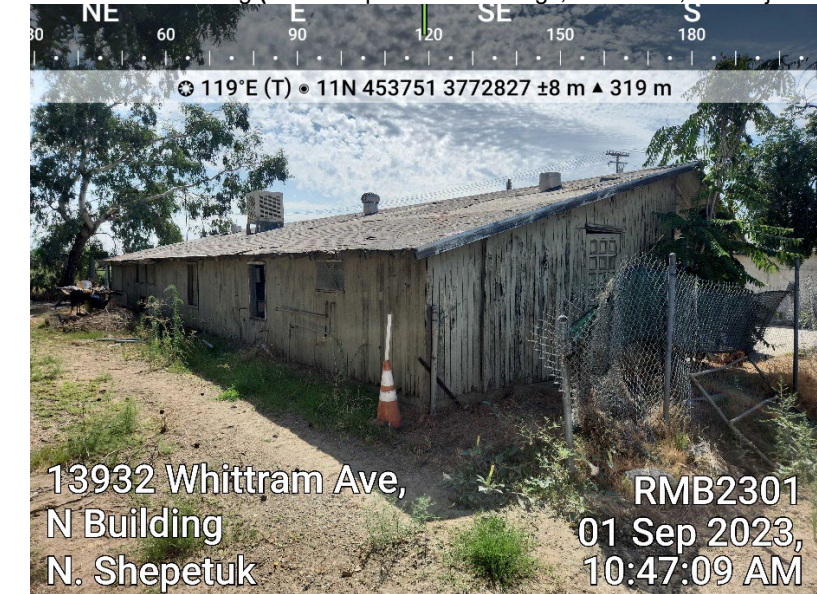
California Department of Health Services. 1950. *United States Federal Census*. Sacramento, California.

The City of El Monte. 1961. *El Monte and South El Monte, California, City Directory, 1960-1961*.

Continued on pg. 2

\*P3b. Resource Attributes: HP2. Single family residence; HP8. Industrial building

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



\*P4. Resources Present:

Building  Structure  Object  
 Site  District  Element of District  Other

P5b. Description of Photo: (View, date, accession #)  
Photo 1: Rear (NW Corner) of N building (View SE)

\*P6. Date Constructed/ Age and Sources:  Historic c1949 (SBCA)  Prehistoric  Both

\*P7. Owner:  
Renteria Family Trust

\*P8. Recorded by:  
N. Shepetuk  
BCR Consulting LLC  
Claremont, California 91711

\*P9. Date Recorded: 9/1/2023

\*P10. Survey Type: Intensive

\*P11. Report Citation: *Cultural Resources Assessment of the Whittram Avenue Project, Fontana, San Bernardino County, California.*

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  Other (List):

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 5

\*NRHP Status Code: 6Z

\*Resource Name or # (Assigned by recorder) 13932 Whittram Avenue

B1. Historic Name: N/A

B2. Common Name: N/A

B3. Original Use: Residential

B4. Present Use: Industrial

\*B5. **Architectural Style:** postwar vernacular

\*B6. **Construction History:** The original building at 13932 Whittram Avenue was built between 1948 and 1959. The two subsequent buildings were constructed between 1960 and 1975.

\*B7. **Moved?** No Yes Unknown **Date:** N/A **Original Location:** N/A

\*B8. **Related Features:** None

B9a. Architect: Unknown

b. Builder: Unknown

\*B10. **Significance: Theme:** Residential Development

**Area:** Fontana **Period of Significance:** 1944-1961

**Property Type:** Residence **Applicable Criteria:** N/A

**Additional Resource Attributes:** N/A

(Discuss importance in terms of historical/architectural context by theme, period, and geographic scope. Address Integrity.)

Fontana History

During the early 19th century, former English sailor Michael White traveled overland to Southern California with explorer Jedediah Smith. Having befriended the Lugo family of Rancho San Bernardino, White settled in California by 1840. As an accepted member of the local Mexican community he became known as Miguel Blanco and was granted Rancho de Muscupiabe (northeast of the project site) by California Governor Manuel Micheltoreno in 1843 (Avina 1932:74). After California became a state in 1850, white American settlement continued to increase. By the late 1850s Mormon pioneers from Salt Lake City had purchased Rancho San Bernardino and began to settle at Rancho de Muscupiabe (Beck and Haase 1974:38). By the 1860s large tracts owned by the U.S. Government became available for homesteading. Due to various population pressures, the Mormon pioneers began to recede to Salt Lake City in the 1870s. The Southern Pacific and the Santa Fe Railroads, locally established in 1875 and 1887 respectively, facilitated the development of agriculture in the region by providing shipping for agricultural (Continued on Continuation Sheet, page 3.)

\*B12. **References: (continued)**

The City of Whittier. 1960. *Whittier, California, City Directory, 1960*.

Fontana Chamber of Commerce. 2010. "City of Fontana History." Electronic Document [https://fontanacacoc.wliinc21.com/live\\_and\\_work/history.aspx](https://fontanacacoc.wliinc21.com/live_and_work/history.aspx). Accessed 5/6/20.

Hall, William Hamilton, C.E. Irrigation in California [Southern]. State office of printing: Sacramento. 1888.

San Bernardino County Assessor. 2023. Characteristics Report for Parcel 0230-101-14-0000. Property Information Management System. San Bernardino, California.

San Bernardino County Recorder. 1891. "[Map showing the subdivision of the Lands of the Semi-Tropic Land and Water Company]." Accessed 5/29/20.

San Bernardino County Sun. 1972. William Hawthorne Obituary. September 29, 1972:9.

San Bernardino County Sun. 2006. "[Multiple articles/clippings used]." Online newspaper archive [Newspapers.com]. Accessed 12/16/21.

State of California. 1997. *California, U.S., Death Index, 1940-1997*. Electronic documents, [https://www.ancestry.com/discoveryui-content/view/3391037:5180?tid=&pid=&queryId=241add6df3eb3fc882b31d5e4c994cc5&\\_phsrc=dkC410&\\_phstart=successSource](https://www.ancestry.com/discoveryui-content/view/3391037:5180?tid=&pid=&queryId=241add6df3eb3fc882b31d5e4c994cc5&_phsrc=dkC410&_phstart=successSource), accessed multiple dates.

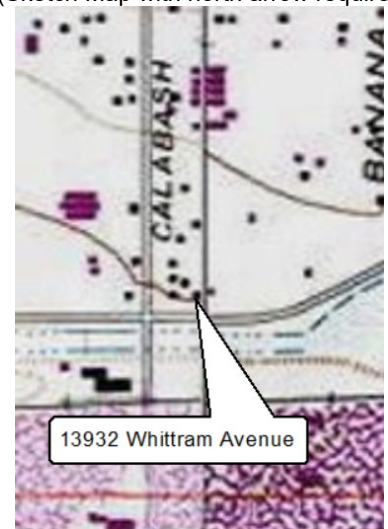
United States Bureau of the Census. 1900. *Twelfth Census of the United States, 1900*. T623, 1854 rolls. National Archives and Records Administration, Washington, D.C.

United States Department of Agriculture. 1948, 1959, 1960, 1966, 1975. Historic aerial photographs of San Bernardino County. Electronic document, [historicaerials.com](http://historicaerials.com), accessed 8/10/23.

United States Geological Survey. 1980 Fontana, California. 7.5-Minute Quad.

Wisconsin Department of Health Services. 1932. *Wisconsin, U.S., Marriage Records, 1820-2004*. Electronic document, [https://www.ancestry.com/discoveryui-content/view/91016955:61484?tid=&pid=&queryId=bd52851ffc7691391e8bdab6cc9a963f&\\_phsrc=dkC416&\\_phstart=successSource](https://www.ancestry.com/discoveryui-content/view/91016955:61484?tid=&pid=&queryId=bd52851ffc7691391e8bdab6cc9a963f&_phsrc=dkC416&_phstart=successSource), accessed 8/16/23.

(Sketch Map with north arrow required.)



\*B14. **Evaluators:** David Brunzell, BCR Consulting, Claremont, California

\***Date of Evaluation:** 8/16/2023

DPR 523B (1/95)

\*Required Information

**\*P3a. Description (continued from page 1).**

The central building was constructed between 1960 and 1966 (USDA). It has a rectangular floor plan with the length oriented in an east to west direction. This building has a low-pitched, front-gabled roof with eaves on all sides and composite shingles. The residence is accessed by a door on the east wall.

The south building was constructed between 1966 and 1975 (USDA). It has an irregular-rectangular floor plan with projections from its principal mass extending southward from the west end of the south wall and northward from the east end of the north wall. The length of the house is oriented in an east to west direction. It has a hipped roof with a normal pitch and wood shingles/shakes. A patio cover which projects eastward was added to the east end of the south wall in 1975 or 1976 after the original construction (USDA). It is accessed by a door near the center of the south wall under the patio cover.

**\*B10 (continued from page 2).**

products. The railroad stop at present-day Fontana was originally named "Rosena." The Semi-Tropic Water and Land Company incorporated in 1887 in order to sell real estate and water rights. The company acquired 285,000 acres of land along ten miles of Lytle Creek, giving it riparian rights and allowing it to control and sell the water. The company laid out small towns including Fontana, Rialto, Sansevaire, and Bloomington on its land holdings. In 1891, the company subdivided most of the land surrounding the town sites into 20-acre parcels it called "farm lots" (Hall 1988; San Bernardino County Recorder, 1891). Rialto, Sansevaire, and Bloomington became small farm settlements, but Fontana did not grow.

Significant development of the area did not resume until the Fontana Development Company surveyed and laid out a small community along the Santa Fe railroad. American rancher and entrepreneur Azariel Blanchard (A.B.) Miller purchased 17,000 acres near the Rosena railroad stop in 1906 and was largely responsible for transforming the area into a profitable center for citrus, poultry, and livestock. Immediately after Miller's arrival, about 25 families came to reside on Miller's vast acreage. At his direction, a town-site was laid out and extensive crops were planted and cultivated in 1909. The town-site (originally a small area centered on Sierra Avenue north of the Santa Fe Railroad tracks) was dedicated in 1913, and between 1915 and 1920 farming in the area expanded. Like much of southern California, the success of railroads and agriculture during the early 20th century set the stage for expansion of agricultural and real estate development in the period between 1910 and 1930. By 1927, 399 families had purchased land in Fontana, and in 1929 the formal City of Fontana was created. Fontana remained largely agricultural during the 1930s as the Great Depression significantly slowed economic output. The region was a diversified agricultural area, with cultivation of citrus, grapes, grains, poultry, cattle, and swine as leading commodities. In the early 1940s, demands related to World War II punctuated an economic revival. The establishment of the Fontana Kaiser Steel plant in 1942, the first steel mill west of the Mississippi, quickly turned Fontana into the West Coast's leading steel producer. At its peak, the plant employed 7,600 workers from Fontana and surrounding cities and produced 120,000 tons of steel annually. In addition to growing the local economy during the war years, the plant helped sustain Fontana's post-war growth, and it remained in operation until 1984 (Anicic Jr. 2005; Fontana Chamber of Commerce).

A building boom occurred in San Bernardino County, with \$200,000,000 invested and about 21,000 homes constructed (SBCS 1950). Like much of the country, Fontana experienced sustained growth during the baby-boom years of 1944 until about 1961, and officially incorporated in 1952. Drag racing became a significant attraction for Fontana when Mickey Thompson's Fontana International Drag Way opened in the 1950s. The Auto Club Speedway, later built on part of the Kaiser Steel Mill site, built its own drag strip to continue the city's legacy as an auto racing hub. The routing of Interstate-10 Freeway through Fontana during the mid-twentieth century further stimulated its growth. During this era, tract housing and apartment complexes were constructed in large numbers to meet housing demands. In more recent decades, the city has become a center for shipping and trucking. The city's 56-square-mile boundaries continue to expand as it attempts to annex neighboring unincorporated communities as it also develops its northern areas. The population stands at approximately 200,000 today and counting (Anicic Jr. 2005; Fontana Chamber of Commerce).

Subject Property History

The original building on the subject property was built between 1948 and 1959, and the two subsequent buildings were built between 1960 and 1975. The land was originally owned by Tobias D. Weymouth who was issued the land via a state volume patent on May 2, 1870 (San Francisco Land Office 1870). Weymouth was born in Maine in February of 1846 and died on October 10, 1907 in Alameda, California at the age of 61 (California Department of Health and Welfare 2023; U.S. Bureau of the Census 1900). He married Laura N. Weymouth in 1873 and fathered five children. His occupation was carriage manufacturer. The next documented owner of this land was William G. Hawthorne. William was born in California around 1914 and had lived in Fontana for 22 years (SBCS 1972). He worked at Kaiser Steel Corp. as a millwright. He and wife, Margaret, had no children when he passed away on September 27, 1972 while living at 13932 Whittram Avenue. The house was sold to Richard D. and Barbara J. Johnson shortly after Hawthorne died. Richard was born around 1912 in Indiana and moved to Ontario by 1950 (California Department of Health Services 1969; Bureau of the Census 1950). He worked as a manager of a construction company. Barbara and Richard married sometime after 1950 and were divorced in October of 1969 before they owned the subject property together. Richard had two children, Jack A. Johnson and Denton R. Johnson. Sophie B. and Nathaniel Holloway bought the home in October of 1975. Prior to this, they lived in Bakersfield where Nathaniel worked as a station supervisor at Urich Oil (The City of Whittier 1960). Raymond William Samp and Nellie J. Samp bought the property in July of 1977. Raymond was born on October 2, 1935 in Illinois and Nellie was born on November 4, 1937 (State of California 1997). They married on June 15, 1957 in Los Angeles and lived in El Monte where Raymond worked as a mover (California Department of Health and Welfare 1957; City of El Monte 1961). Raymond passed away on November 12, 1983 in San Bernardino. In July of 1979, Geraldine Elizabeth Hollow (maiden name Jahnke) bought the subject

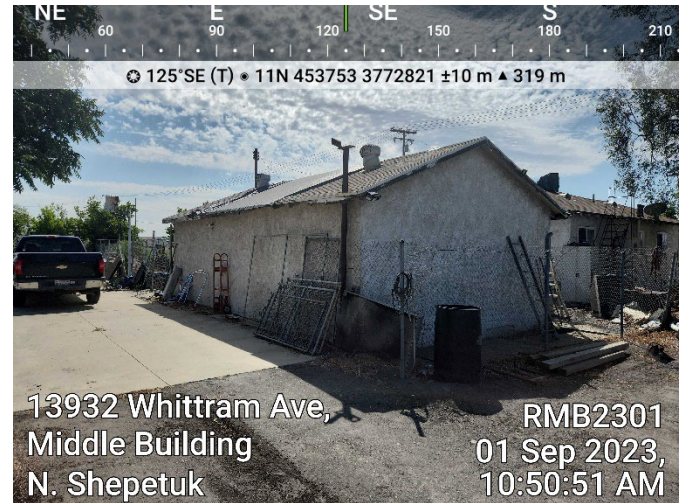
property (Wisconsin Department of Health Services 1932). Geraldine was born on December 20, 1906 in Wisconsin. In 1930, she worked as a stenographer at a hardware company (Bureau of the Census 1930). She married Frank R. Hollow on February 19, 1932 in Milwaukee and was an unemployed homemaker at that time (State of California 1997). Geraldine died on August 18, 1983 in San Bernardino.

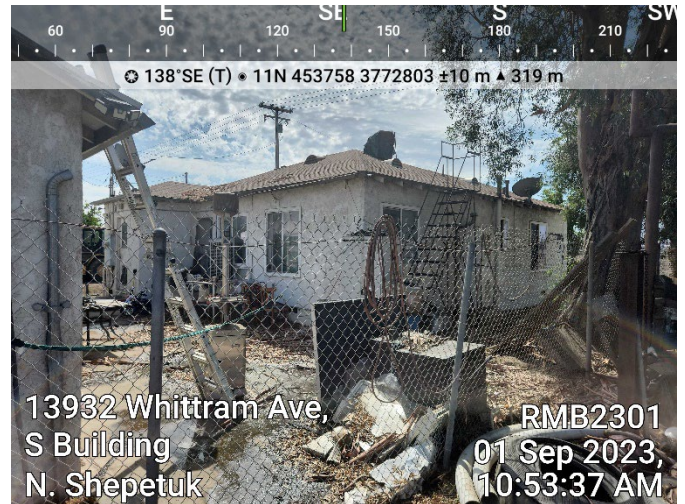
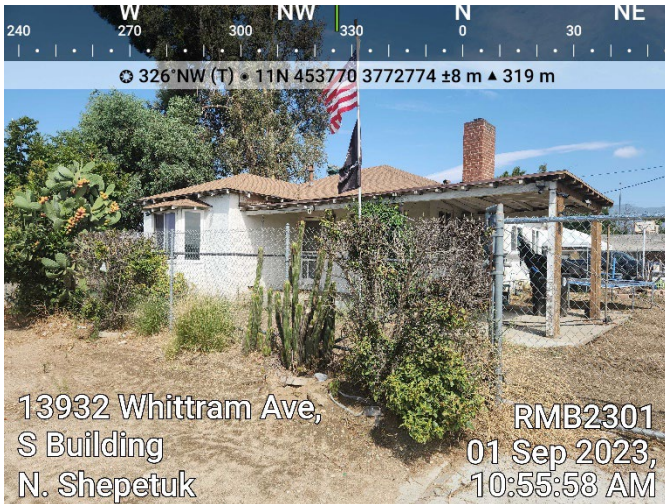
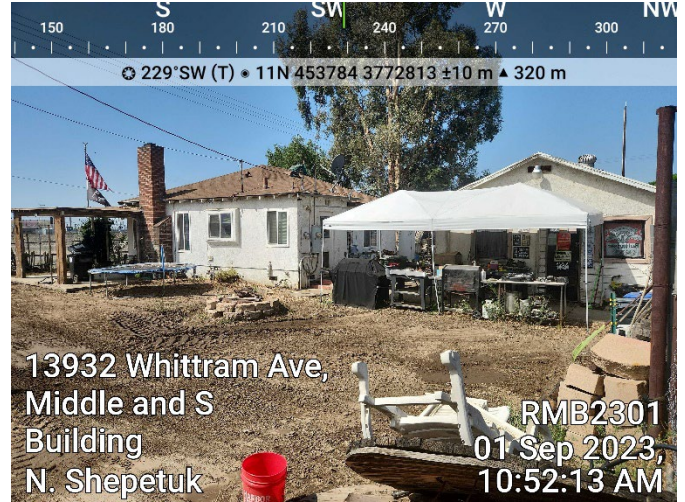
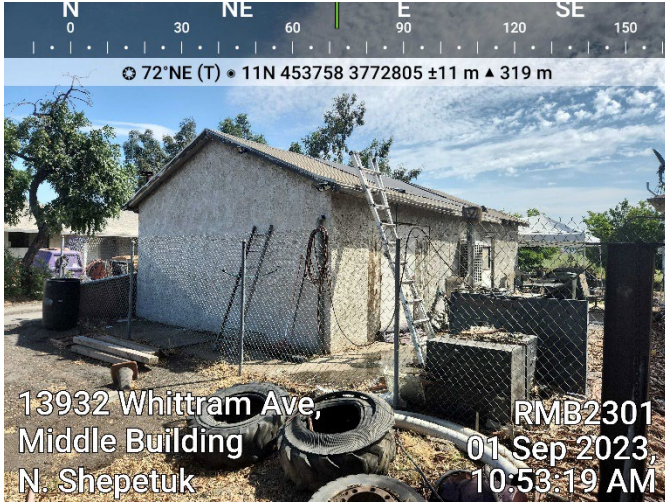
Evaluation

California Register of Historical Resources requires that a significance criterion (1-4) be met for a resource to be eligible. A resource is eligible if (1) it is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage; (2) it is associated with the lives of persons important in California's past; (3) it embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic value; or (4) it has yielded or is likely to yield information important in prehistory or history. The California Register also requires that sufficient time has passed since a resource's period of significance (normally 45 years) to "obtain a scholarly perspective on the events or individuals associated with the resources" (CCR 4852 [d][2]). The California Register also requires that a resource possess integrity. This is defined as the ability for the resource to convey its significance through seven aspects: location, setting, design, materials, workmanship, feeling, and association.

Criterion 1: The property at 13932 Whittram Avenue was constructed within the general context of postwar suburban development of Fontana, however it is not significantly associated with important events related to the founding of that municipality or development of the region. It is therefore not eligible for the California Register under Criterion 1. Criterion 2: Substantial research has not linked the subject property with individuals who have been notable in local, state, or national history. Contemporaneous newspapers did not reveal any notable professional accomplishments, contributions to civic life, or impact on local history by the Smalley, Hinshaw or Buntich families. Criterion 3: The house is a simple example of a residential home from 1969 and exhibits a common design. It is not part of a postwar tract with groundbreaking design features. Research did not reveal an architect or important builder associated with its construction. Therefore the property does not embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of an important creative individual or possess high artistic values. Criterion 4: The house is a well understood building type, and as such the resource has not and is not likely to yield information important in prehistory or history. The subject property and its constituent historic-age building is therefore recommended not eligible under any of the four criteria for listing on the California Register, and as such is not recommended a historical resource under the California Environmental Quality Act (CEQA). Thus BCR Consulting recommends the National Register of Historic Places (NRHP) Status Code "6Z".

Additional Survey Photos





**APPENDIX B**  
**PHOTOGRAPHS**

---

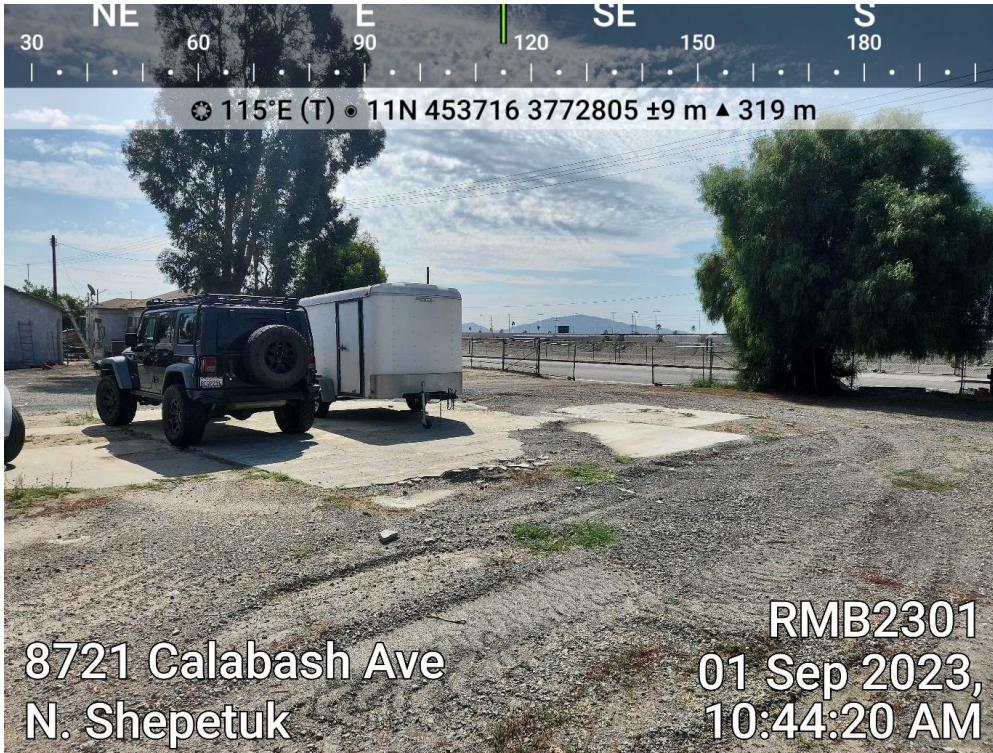


Photo 1: Overview of parcel S of 8721 Calabash Ave



Photo 2: Overview



Photo 3: Overview

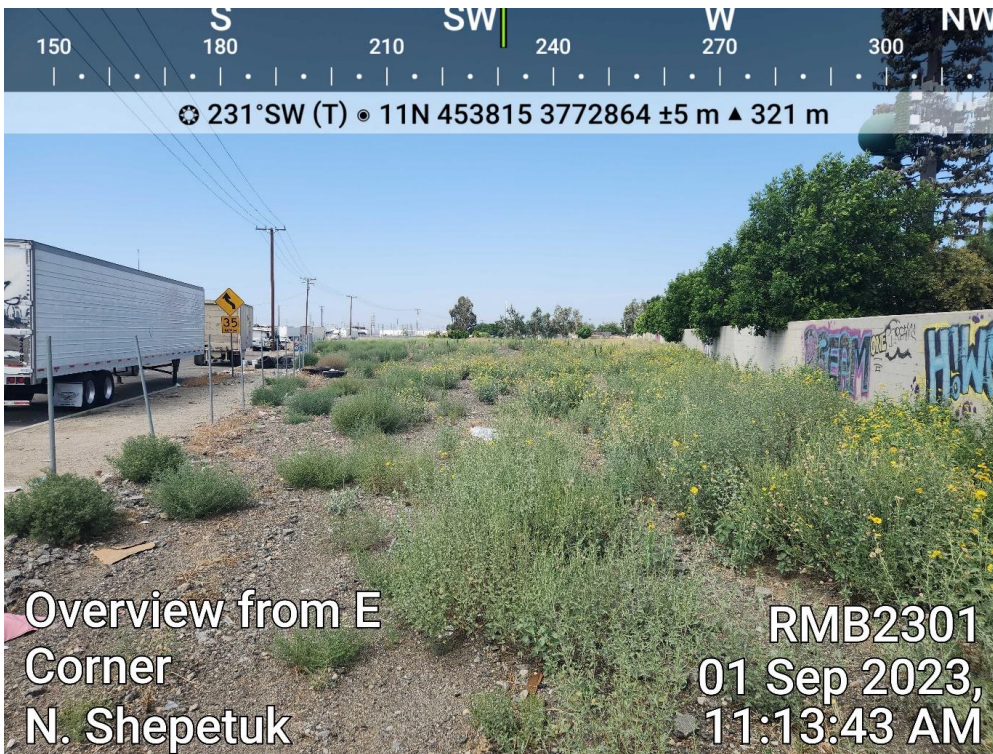


Photo 4: Overview

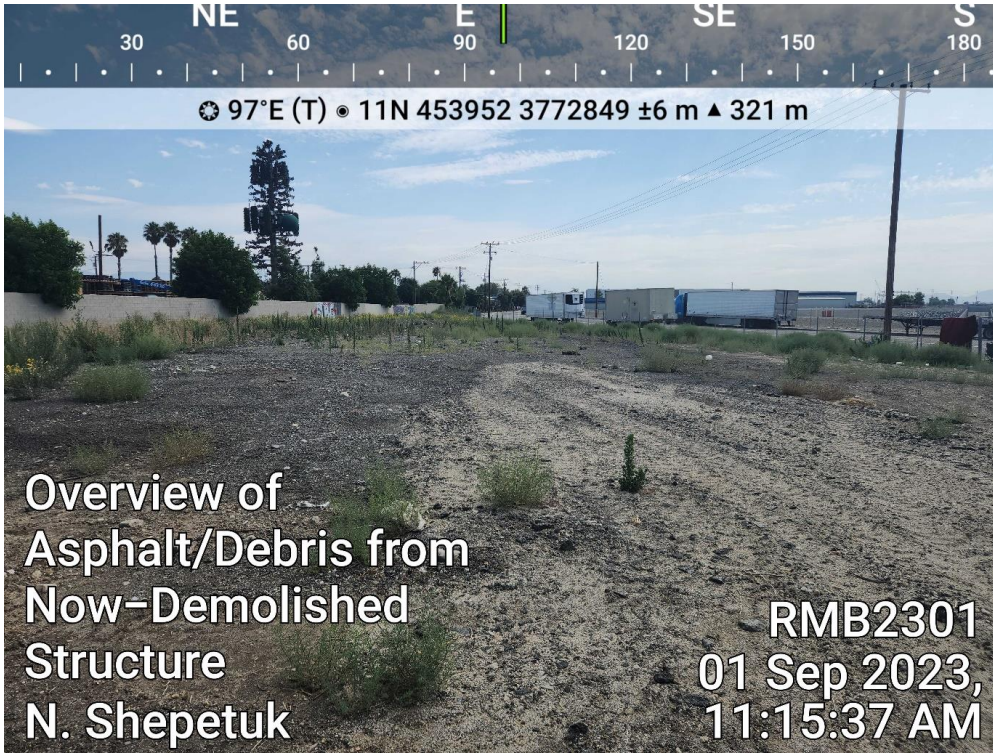


Photo 5: Overview



Photo 6: Overview

## **APPENDIX C**

### **NATIVE AMERICAN HERITAGE COMMISSION SACRED LANDS FILE SEARCH**

## NATIVE AMERICAN HERITAGE COMMISSION

August 31, 2023

David Brunzell  
BCR Consulting LLC

Via Email to: [bcrllc2008@gmail.com](mailto:bcrllc2008@gmail.com)

**Re: Whittram Avenue Project, San Bernardino County**

Dear Mr. Brunzell:

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were negative. However, the absence of specific site information in the SLF does not indicate the absence of cultural resources in any project area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

Attached is a list of Native American tribes who may also have knowledge of cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. I suggest you contact all of those indicated; if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call or email to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from tribes, please notify me. With your assistance, we can assure that our lists contain current information.

If you have any questions or need additional information, please contact me at my email address: [Cameron.vela@nahc.ca.gov](mailto:Cameron.vela@nahc.ca.gov).

Sincerely,

*Cameron Vela*

Cameron Vela  
Cultural Resources Analyst  
Attachment



ACTING CHAIRPERSON  
**Reginald Pagaling**  
Chumash

SECRETARY  
**Sara Dutschke**  
Miwok

COMMISSIONER  
**Isaac Bojorquez**  
Ohlone-Costanoan

COMMISSIONER  
**Buffy McQuillen**  
Yokayo Pomo, Yuki,  
Nomlaki

COMMISSIONER  
**Wayne Nelson**  
Luiseño

COMMISSIONER  
**Stanley Rodriguez**  
Kumeyaay

COMMISSIONER  
**Vacant**

COMMISSIONER  
**Vacant**

COMMISSIONER  
**Vacant**

EXECUTIVE SECRETARY  
**Raymond C.  
Hitchcock**  
Miwok, Nisenan

**NAHC HEADQUARTERS**  
1550 Harbor Boulevard  
Suite 100  
West Sacramento,  
California 95691  
(916) 373-3710  
[nahc@nahc.ca.gov](mailto:nahc@nahc.ca.gov)  
[NAHC.ca.gov](http://NAHC.ca.gov)

**Native American Heritage Commission  
Native American Contact List  
San Bernardino County  
8/31/2023**

County	Tribe Name	Fed (F) Non-Fed (N)	Contact Person	Contact Address	Phone #	Fax #	Email Address	Cultural Affiliation	Counties	Last Updated
San Bernardino	Agua Caliente Band of Cahuilla Indians	F	Patricia Garcia, Director of Historic Preservation	5401 Dinah Shore Drive Palm Springs, CA, 92264	(760) 699-6907	(760) 699-6919	pagarcia@aguacaliente.net	Cahuilla	Imperial,Riverside,San Bernardino,San Diego	7/20/2023
	Augustine Band of Cahuilla Mission Indians	F	Amanda Vance, Chairperson	84-001 Avenue 54 Coachella, CA, 92236	(760) 398-4722	(760) 369-7161	hhaines@augustinetribe.com	Cahuilla	Imperial,Riverside,San Bernardino,San Diego	
	Cabazon Band of Mission Indians	F	Doug Welmas, Chairperson	84-245 Indio Springs Parkway Indio, CA, 92203	(760) 342-2593	(760) 347-7880	jstapp@cabazonindians-nsn.gov	Cahuilla	Imperial,Riverside,San Bernardino,San Diego	
	Cahuilla Band of Indians	F	Anthony Madrigal, Tribal Historic Preservation Officer	52701 CA Highway 371 Anza, CA, 92539	(951) 763-5549		anthonymad2002@gmail.com	Cahuilla	Imperial,Riverside,San Bernardino,San Diego	6/28/2023
	Cahuilla Band of Indians	F	BobbyRay Esaprrza, Cultural Director	52701 CA Highway 371 Anza, CA, 92539	(951) 763-5549		besparza@cahuilla-nsn.gov	Cahuilla	Imperial,Riverside,San Bernardino,San Diego	6/28/2023
	Cahuilla Band of Indians	F	Daniel Salgado, Chairperson	52701 CA Highway 371 Anza, CA, 92539	(951) 972-2568	(951) 763-2808	chairman@cahuilla-nsn.gov	Cahuilla	Imperial,Riverside,San Bernardino,San Diego	6/28/2023
	Gabrieleno Band of Mission Indians - Kizh Nation	N	Andrew Salas, Chairperson	P.O. Box 393 Covina, CA, 91723	(844) 390-0787		admin@gabrielenoindians.org	Gabrieleno	Los Angeles,Orange,Riverside,San Bernardino,Santa Barbara,Ventura	8/18/2023
	Gabrieleno Band of Mission Indians - Kizh Nation	N	Christina Swindall Martinez, Secretary	P.O. Box 393 Covina, CA, 91723	(844) 390-0787		admin@gabrielenoindians.org	Gabrieleno	Los Angeles,Orange,Riverside,San Bernardino,Santa Barbara,Ventura	8/18/2023
	Gabrieleno/Tongva San Gabriel Band of Mission Indians	N	Anthony Morales, Chairperson	P.O. Box 693 San Gabriel, CA, 91778	(626) 483-3564	(626) 286-1262	GTTribalouncil@aol.com	Gabrieleno	Los Angeles,Orange,Riverside,San Bernardino,Ventura	
	Gabrielino/Tongva Nation	N	Sandonne Goad, Chairperson	106 1/2 Judge John Aiso St., #231 Los Angeles, CA, 90012	(951) 807-0479		sgoad@gabrielino-tongva.com	Gabrielino	Los Angeles,Orange,Riverside,San Bernardino,Ventura	3/28/2023
	Gabrielino Tongva Indians of California Tribal Council	N	Christina Conley, Cultural Resource Administrator	P.O. Box 941078 Simi Valley, CA, 93094	(626) 407-8761		christina.marsden@alumni.usc.edu	Gabrielino	Los Angeles,Orange,Riverside,San Bernardino,Santa Barbara,Ventura	3/16/2023
	Gabrielino Tongva Indians of California Tribal Council	N	Robert Dorame, Chairperson	P.O. Box 490 Bellflower, CA, 90707	(562) 761-6417	(562) 761-6417	gtongva@gmail.com	Gabrielino	Los Angeles,Orange,Riverside,San Bernardino,Santa Barbara,Ventura	3/16/2023
	Gabrielino-Tongva Tribe	N	Charles Alvarez, Chairperson	23454 Vanowen Street West Hills, CA, 91307	(310) 403-6048		Chavez1956metro@gmail.com	Gabrielino	Los Angeles,Orange,Riverside,San Bernardino,Ventura	5/30/2023
	Gabrielino-Tongva Tribe	N	Sam Dunlap, Cultural Resource Director	P.O. Box 3919 Seal Beach, CA, 90740	(909) 262-9351		tongvatcr@gmail.com	Gabrielino	Los Angeles,Orange,Riverside,San Bernardino,Ventura	5/30/2023
	Juaneno Band of Mission Indians Acjachemen Nation - Belardes	N	Joyce Perry, Cultural Resource Director	4955 Paseo Segovia Irvine, CA, 92603	(949) 293-8522		kaamalam@gmail.com	Juaneno	Los Angeles,Orange,Riverside,San Bernardino,San Diego	3/17/2023
	Juaneno Band of Mission Indians Acjachemen Nation 84A	N	Heidi Lucero, Chairperson, THPO	31411-A La Matanza Street San Juan Capistrano, CA, 92675	(562) 879-2884		jbman.chairwoman@gmail.com	Juaneno	Los Angeles,Orange,Riverside,San Bernardino,San Diego	3/28/2023
	Los Coyotes Band of Cahuilla and Cupeño Indians	F	Ray Chapparosa, Chairperson	P.O. Box 189 Warner Springs, CA, 92086-0189	(760) 782-0711	(760) 782-0712		Cahuilla	Imperial,Riverside,San Bernardino,San Diego	
	Morongo Band of Mission Indians	F	Ann Brierty, THPO	12700 Pumarra Road Banning, CA, 92220	(951) 755-5259	(951) 572-6004	abrierty@morongo-nsn.gov	Cahuilla Serrano	Imperial,Los Angeles,Riverside,San Bernardino,San Diego	
	Morongo Band of Mission Indians	F	Robert Martin, Chairperson	12700 Pumarra Road Banning, CA, 92220	(951) 755-5110	(951) 755-5177	abrierty@morongo-nsn.gov	Cahuilla Serrano	Imperial,Los Angeles,Riverside,San Bernardino,San Diego	
	Pala Band of Mission Indians	F	Shasta Gaughen, Tribal Historic Preservation Officer	PMB 50, 35008 Pala Temecula Road Pala, CA, 92059	(760) 891-3515	(760) 742-3189	sgaughen@palatrive.com	Cupeno Luiseno	Orange,Riverside,San Bernardino,San Diego	3/23/2023
	Pala Band of Mission Indians	F	Alexis Wallick, Assistant THPO	PMB 50, 35008 Pala Temecula Road Pala, CA, 92059	(760) 891-3537		awallick@palatrive.com	Cupeno Luiseno	Orange,Riverside,San Bernardino,San Diego	3/23/2023
	Pechanga Band of Indians	F	Steve Bodmer, General Counsel for Pechanga Band of Indians	P.O. Box 1477 Temecula, CA, 92593	(951) 770-6171	(951) 695-1778	sbodmer@pechanga-nsn.gov	Luiseno	Los Angeles,Orange,Riverside,San Bernardino,San Diego,Santa Barbara,Ventura	8/2/2023
	Pechanga Band of Indians	F	Tuba Ebru Ozdil, Pechanga Cultural Analyst	P.O. Box 2183 Temecula, CA, 92593	(951) 770-6313	(951) 695-1778	eozdil@pechanga-nsn.gov	Luiseno	Los Angeles,Orange,Riverside,San Bernardino,San Diego,Santa Barbara,Ventura	8/2/2023
	Quechan Tribe of the Fort Yuma Reservation	F	Jordan Joaquin, President, Quechan Tribal Council	P.O.Box 1899 Yuma, AZ, 85366	(760) 919-3600		executivecommittee@quechantribe.com	Quechan	Imperial,Kern,Los Angeles,Riverside,San Bernardino,San Diego	5/16/2023
	Quechan Tribe of the Fort Yuma Reservation	F	Jill McCormick, Historic Preservation Officer	P.O. Box 1899 Yuma, AZ, 85366	(928) 261-0254		historicpreservation@quechantribe.com	Quechan	Imperial,Kern,Los Angeles,Riverside,San Bernardino,San Diego	5/16/2023
	Quechan Tribe of the Fort Yuma Reservation	F	Manfred Scott, Acting Chairman - Kw'tsan Cultural Committee	P.O. Box 1899 Yuma, AZ, 85366	(928) 210-8739		culturalcommittee@quechantribe.com	Quechan	Imperial,Kern,Los Angeles,Riverside,San Bernardino,San Diego	5/16/2023

**Native American Heritage Commission  
Native American Contact List  
San Bernardino County  
8/31/2023**

Ramona Band of Cahuilla	F	Joseph Hamilton, Chairperson	P.O. Box 391670 Anza, CA, 92539	(951) 763-4105	(951) 763-4325	admin@ramona-nsn.gov	Cahuilla	Imperial,Riverside,San Bernardino,San Diego	
Ramona Band of Cahuilla	F	John Gomez, Environmental Coordinator	P. O. Box 391670 Anza, CA, 92539	(951) 763-4105	(951) 763-4325	igomez@ramona-nsn.gov	Cahuilla	Imperial,Riverside,San Bernardino,San Diego	8/16/2016
Rincon Band of Luiseno Indians	F	Cheryl Madrigal, Cultural Resources Manager/Tribal Historic Preservation Officer	One Government Center Lane Valley Center, CA, 92082	(760) 648-3000		cmadrigal@rincon-nsn.gov	Luiseno	Los Angeles,Orange,Riverside,San Bernardino,San Diego,Santa Barbara,Ventura	5/31/2023
Rincon Band of Luiseno Indians	F	Joseph Linton, Tribal Council/Culture Committee Member	One Government Center Lane Valley Center, CA, 92082	(760) 803-3548		jinton@rincon-nsn.gov	Luiseno	Los Angeles,Orange,Riverside,San Bernardino,San Diego,Santa Barbara,Ventura	5/31/2023
Rincon Band of Luiseno Indians	F	Laurie Gonzalez, Tribal Council/Culture Committee Member	One Government Center Lane Valley Center, CA, 92082	(760) 484-4835		lgonzalez@rincon-nsn.gov	Luiseno	Los Angeles,Orange,Riverside,San Bernardino,San Diego,Santa Barbara,Ventura	5/31/2023
Rincon Band of Luiseno Indians	F	Denise Turner Walsh, Attorney General	One Government Center Lane Valley Center, CA, 92082	(760) 689-5727		dwalsh@rincon-nsn.gov	Luiseno	Los Angeles,Orange,Riverside,San Bernardino,San Diego,Santa Barbara,Ventura	7/7/2023
San Manuel Band of Mission Indians	F	Alexandra McCleary, Cultural Lands Manager	26569 Community Center Drive Highland, CA, 92346	(909) 633-0054		alexandra.mccleary@sanmanuel-nsn.gov	Serrano	Kern,Los Angeles,Riverside,San Bernardino	3/27/2023
Santa Rosa Band of Cahuilla Indians	F	Lovina Redner, Tribal Chair	P.O. Box 391820 Anza, CA, 92539	(951) 659-2700	(951) 659-2228	lraul@santarosa-nsn.gov	Cahuilla	Imperial,Los Angeles,Orange,Riverside,San Bernardino,San Diego	
Serrano Nation of Mission Indians	N	Mark Cochrane, Co-Chairperson	P. O. Box 343 Patton, CA, 92369	(909) 528-9032		serranonation1@gmail.com	Serrano	Los Angeles,Riverside,San Bernardino	
Serrano Nation of Mission Indians	N	Wayne Walker, Co-Chairperson	P. O. Box 343 Patton, CA, 92369	(253) 370-0167		serranonation1@gmail.com	Serrano	Los Angeles,Riverside,San Bernardino	4/29/2019
Soboba Band of Luiseno Indians	F	Joseph Ontiveros, Tribal Historic Preservation Officer	P.O. Box 487 San Jacinto, CA, 92581	(951) 663-5279	(951) 654-4198	jontiveros@soboba-nsn.gov	Cahuilla Luiseno	Imperial,Los Angeles,Orange,Riverside,San Bernardino,San Diego	7/14/2023
Soboba Band of Luiseno Indians	F	Jessica Valdez, Cultural Resource Specialist	P.O. Box 487 San Jacinto, CA, 92581	(951) 663-6261	(951) 654-4198	jvaldez@soboba-nsn.gov	Cahuilla Luiseno	Imperial,Los Angeles,Orange,Riverside,San Bernardino,San Diego	7/14/2023
Torres-Martinez Desert Cahuilla Indians	F	Cultural Committee,	P.O. Box 1160 Thermal, CA, 92274	(760) 397-0300	(760) 397-8146	Cultural-Committee@torresmartinez-nsn.gov	Cahuilla	Imperial,Riverside,San Bernardino,San Diego	

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resource Section 5097.98 of the Public Resources Code.

Record: PROJ-2023-004461  
Report Type: List of Tribes  
Counties: San Bernardino  
NAHC Group: All

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed Whittram Avenue Project, San Bernardino County.